



Rosemary's Babies Company

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Change the Outlook

Help Rosemary's Babies Co. to change the outlook for teen parents by removing barriers and creating opportunities for them to be better parents and productive members of their community. Our goal is to create a safe space for adolescent parents to live, learn, and grow.

Introduction

Rosemary's Babies Company reaches the most vulnerable children in our communities - teen parents (moms and dads, ages 13-19) and their infants. Since our 2016 incorporation, as a 501c3 non-profit organization, we have offered virtual and in-person support to more than 800 families. Our mission is to help teen parents master the concepts of self-leadership to leave a legacy by becoming productive citizens in their community. While providing education, trauma-informed care, as well as financial and basic care resources, we learned that 30% of the adolescent families we served were homeless, have housing insecurities, and/or are living in unsafe environments. During the pandemic, these needs increased as teen parents and agencies sought out resources in Greater Cincinnati and surrounding areas to no avail. Presently, the tri-state has no shelters or housing resources for parenting youth who are under the age of 18 and are homeless.



"Coping with pregnancy and parenthood is difficult for any young person. For pregnant and parenting youth who are homeless, those challenges are compounded by . . .the ongoing stress of not having a safe or stable place to live with their children." (Chicago, 2021)

The Problem

Thirty-five percent of teen parents in Greater Cincinnati are homeless. There is currently NO supportive housing options and/or continuation of care programming that provides a skills-building foundation to help young parents develop self-sufficiency so that they may be successful, engaged parents and productive members of their community. These conditions drive the cycle of generational pregnancy, poverty, homelessness, and maltreatment of their children.



There are 12,000+ births to teen parents yearly in Ohio, Kentucky & Indiana; there are **3,000 teen births yearly in Hamilton County alone**. There is a higher occurrence of pregnancy among homeless youths, ages 13-15 years-old. They are 14 times more like to have repeat/dual pregnancies.

While homeless, these children are mal-nourished, physically abused, and mistreated. Academics and advocates say homeless adolescent mothers are at substantially higher risk of repeat pregnancies, sexual abuse, mental health issues and dropping out of school. The trauma they experience during these vulnerable years carries into adulthood and have a higher need for homeless family service programs.



Public Health Crisis. These pregnant and homeless teens lack financial resources and lack of access to information impact their ability to prioritize, afford, and access health care. Pregnant girls and young women experiencing homelessness need access to prenatal and postpartum care to reduce their risk for pregnancy complications and negative birth outcomes, such as premature and low birth weight babies.

Trauma. The trauma of homelessness, even short term, can have a major effect on a youth's future development. Children who experience homelessness have significantly higher rates of emotional, behavioral, and immediate and long-term health problems.

Educational adversity. The impact of homeless on teen parents and children has numerous adverse effects on their education. Children experiencing homelessness lack the stability and support necessary to succeed academically. These conditions can include below-grade level reading, high rate of learning disabilities, poor school attendance, and failure to advance to the next grade or graduate.

Social justice: Adolescent mothers are at an increased risk for undesirable outcomes throughout their lives. Inadvertently they become products of systemic conditions such as: generational poverty; racial and gender inequality; wage gaps; decreased access to healthcare (medical, mental, and reproductive healthcare), under-resourced schools; unsafe and unclean living environments; and more.

Change the Outlook: No more missed opportunities!

Rosemary's Babies Company is addressing these problems NOW in order to change the trajectory of these young families. Our organization ensures these teens are taught life skills, workforce development, and provided counseling to address the past and current trauma.

We provide intervention, help teens stay in school, provide resources for sex education and contraception to assist in preventing dual pregnancies. We work to strengthen teen parents by teaching leadership skills that are transferrable professionally, personally, and as a parent.

Our holistic approach reduces barriers to poverty, and housing insecurity by helping young parents build relationships and access resources for present help and a plan for the future. We focus on the whole parent!



Children experiencing homelessness lack the stability and support necessary to succeed academically. In addition to academic impacts, disruptions to a child's education threaten their social and emotional development. Chronic absenteeism can play a significant role in homeless children quickly falling behind one grade or more.



The Solution: Holloway House & Resource Center



RBC is leading this initiative to acquire and develop a premier facility in North Avondale at the epicenter of all 52 Cincinnati neighborhoods, on the bus line, and close to local hospitals to support healthy pregnancies.

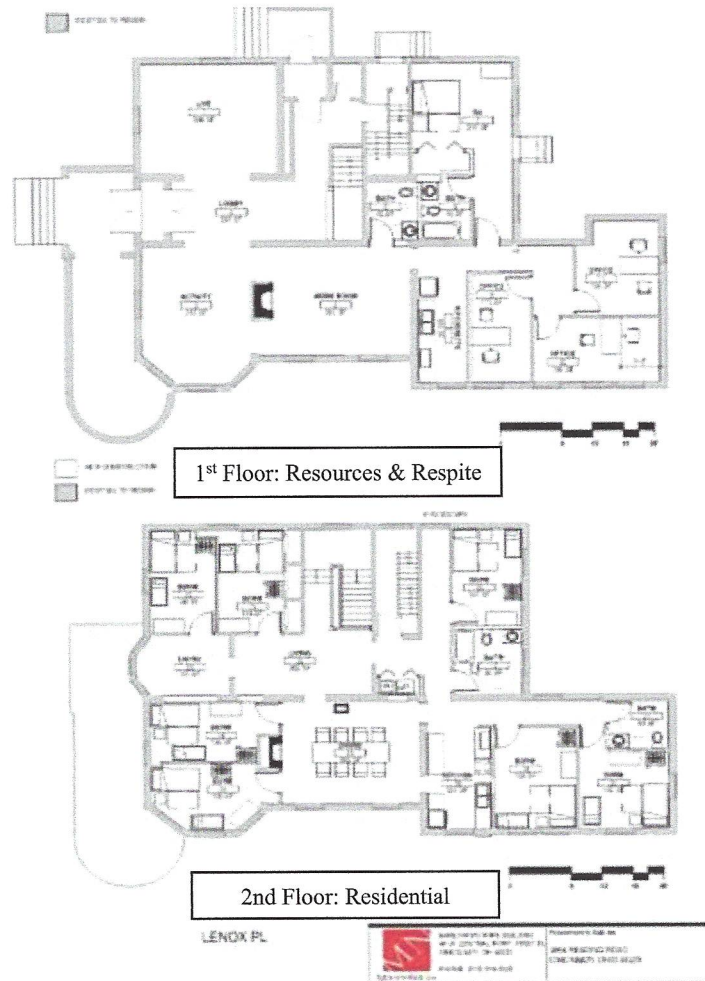
The new facility, Holloway House & Resource Center, located at 3864 Reading Road Cincinnati Ohio 45229, **the 8 bedroom property will house up to 7 teen parents and their babies** for a period of up to 18 months and will also have the RBC offices on the premises to continue support services for both on and off-premise teens

Holloway House & Resource Center is 6,400 sq foot space located at 8364 Reading Road in Avondale/N. Avondale. The building will have eight (8) bedrooms, activity areas, indoor and outdoor play areas, laundry room, and a garden.

This NEW managed site for teen parent families will provide transitional housing, parenting classes, workforce development, financial literacy, life skills, case management and address any/all needs related to teen parents in Greater Cincinnati.

Supportive Housing is a highly integrated system of living arrangements and professional case management services that provides pregnant and/or parenting teens: **1.** A safe place to live; **2.** 24-hour access to caring adults, and; **3.** Connections to community resources that provide share responsibility plans

The Rubel House is 6,400 sq feet. Originally designed by renowned architect Samuel Hannaford in 1890s, our team felt it appropriate to partner with Moody Nolan Architect, the #1 minority-owned architecture firm in the country to return the property to its original glory. This project, led by Triversity Construction, will keep the historic beauty and features while adding modern elements to make the gem an energy efficient home. KLH Engineers is leading MEP Design. **The overall renovation and remodel cost is estimated at \$1.3M.**





Project Impact

City of Cincinnati

Goal I: Provide a safe home for teen parents 16-20 and their babies for up to 18 months.

Investing in transitional housing and skills-building programming for teen parents would mean fewer teen parents starting their life in poverty and a reduction in mothers who are on welfare or receiving medical costs for labor & delivery. Additionally, it reduces maltreatment of children (parent and baby).

Goal II: Reduce dual pregnancies by program participants by 100% by 2025

A reduction in dual pregnancies of 100 teen parents is a cost savings of \$1.6M to the tri-state area. 50% of teens who have a baby are far more likely to have a second child before age 20.

Goal III: Reduce high school dropouts by 2025

Chronic absenteeism can play a significant role in homeless children quickly falling behind one grade or more. A reduction in high school dropouts adds a tax revenue of \$260,000 per teen to the tri-state area. Resulting in a life tax revenue of \$26M, per 100 teens served.

Avondale/N. Avondale Neighborhood

The Holloway House & Resource Center will transform Avondale in a unique way, in line with community initiatives, by building a pipeline of interlocking accessible resources and support for the 30% of teen parents RBC currently serves from Avondale, those who are now more accessible due to location, and those who may be consequential to becoming adolescent parents from living in a high risk – high poverty area (Poverty causes teen pregnancy and is a consequence of teen pregnancy). In addition, RBC will draw youth and families to the community from the more than 3,000 teen parents who give birth yearly in Hamilton County.

With this system in place, RBC can support and guide young parents so that they develop necessary skills and secure resources needed to maintain housing throughout adulthood; thereby producing higher-earning households that will ultimately revitalize the Avondale community. Additionally, the space will be a haven for teen parent families of Avondale for self-care, reducing safety risks from loitering or dwelling in areas that leave these youth and their babies vulnerable to gun violence, exposed to sex trafficking, and susceptible to other determinants that render less than positive outcomes. This unequivocal fact motivates RBC to work to stop a fifth generation of teen parents within Avondale through Holloway House who will increase the vitality of the community through education, intervention, and prevention.

The Holloway House Will Provide Teen Parents:

- A decent place to live that can remove barriers to opportunity, success, and health that might have been a part of a family's life for generations.
- Give young parents a renewed spirit to become better parents, effective leaders, and good citizens. Create a qualified talent pool for employers. Increased safety for babies, teen parents, and the overall community.
- Improved health, stronger childhood development, and financial flexibility to make forward-looking choices.



Job Creation

The Holloway House will create ten new jobs:

Position	Status	Salary Range
Facility Administrator	Full-time	\$55,000 +
Family Care Worker	Full-time	\$55,000 +
Social Worker	Full-time	\$35,000 +
(4) Youth Worker	Part-time (25-30 Hours)	\$15 + Hourly
(2) Program Support	Part-time (25-30 Hours)	\$15 + Hourly
Rosemary's Babies will offer priority to residents of the Avondale/North Avondale area for these positions including youth 16+ years of age.		

Additional opportunities

Rosemary's Babies Co. will offer opportunities to minority, small business, and women-owned businesses (MBE, WBE, SBE) to provide contract services for the maintenance and upkeep of the property.

Economic Inclusion & Diversity

Inclusion is at the forefront of this project and we are committed to no less than 20% MBE, WBE, and SBE participation in this project. We will be utilizing minority contractors and have secured an MBE architect, WBE realtor, MBE estimator, and MBE landscape architect. Additionally, we will be using the African American Chamber of Commerce and the Urban League of Greater Cincinnati to assist with securing other companies as we proceed through this endeavor. Avondale owned businesses, contractors, as well as MBE and WBE entities will receive initial consideration for all contracting opportunities.

Community Engagement & Collaboration

RBC participants have access to a network of partners that includes daycare, education, and home visitations with children up to age 3. These efforts have helped to contribute to the completion of high school/GED, reduction in dual pregnancies, healthier pregnancies due to reduced social barriers and healthier behaviors, and reduction of social services calls related to neglect and child abuse. Community Partnerships within the surrounding area and include Cradle Cincinnati Policy Committee, Hamilton County Health Department, Cincinnati Children's Hospital's Every Child Succeeds, and Rosemary's Babies Company.

RBC is a member of both the Avondale Community Council and North Avondale Councils. Our CEO, Rosemary Oglesby-Henry, is a Board Trustee for Avondale Development Corporation.

Port Authority Partnership

The Port is focused on revitalizing communities and blighted properties in communities like Avondale. Our project would renew a community that has been slow to develop commercial properties. We align with your focus areas: job creation, health and safety, and with our investment in a property that has needed much attention in the last decade, we will inspire others to invest in the area.



We can *Change the Outlook* for parenting children & their babies.

This initiative is imperative. The dual public health crisis of child homelessness and teenage pregnancy has been a critical issue in OUR local communities for decades.

Rosemary's Babies Company **needs to raise \$1.38 Million** to acquire and renovate our new space. The expansion will allow our organization to increase organizational capacity and services to provide critical housing, more in-person support and resource facilitation for teen families.



Because of you She Changed Her Outlook

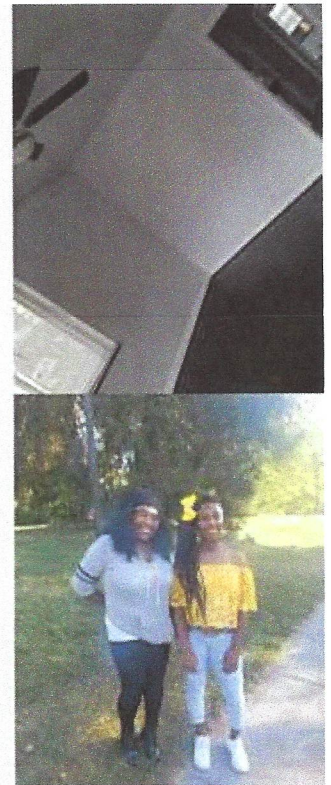
Ty & Prince Amauri | Program Participant 2019 - present

"When I was pregnant, I felt like I didn't have anybody. When I would call Ms. Rosemary would come and she always answered. I feel like every teen parent should have support like this. I feel blessed to know her. I feel like I am one of her kids."

Ty was referred to Rosemary's Babies from Dehn High School when she was 5 months pregnant. She was 16 years old. The last grade she completed was the 9th grade. Her mother had 9 children and ejected her from her home. She was living with her boyfriend's family, he was 15. Prince Amauri was born early from this young resilient lady walking everywhere during an already high-risk pregnancy.

After delivering a health baby boy, Prince, Ty continued to go to school. Close to completing high school and feeling more self confident, she applied for a position at UDF. With her increased income she was able to get her first apartment. RBC was more than happy to be a reference and help her furnish her apartment.

The day she moved in she texted Ms. Rosemary, "Thank you so much for everything. I finally feel free."



Change the outlook & trajectory for TWO GENERATIONS + *Future Generations*

Rosemary's Babies Company invests \$2,000 in each family for parents who are enrolled in our Leadership & Legacy Program. Additional RBC program investments are \$500-\$1,000. This investment includes 24/7 support, mentoring, basic care needs and housing support.



PROJECTIONS & FUNDING

Expenses

Holloway House Operations & Administrative Costs: **\$330,000 yearly**

Operations (\$96,450) & Administrative costs (\$233,000). Based on estimations, Rosemary's Babies has budgeted \$25,000 yearly towards maintenance and utility costs. *Holloway expenses are budgeted for 2023, the expected opening date of the facility.*

Revenue

Ohio Department of Job & Family Service: **\$328,000 yearly**

Holloway House will be recognized as an Ohio Certified Residential Parent Facility by The Ohio Department of Jobs & Family Services. Under the current system, facilities are paid \$180 to \$225 per day for a Mom/Baby. There are adjustments for a payment increase for our facility if parents need to pay for day care or seek mental health service outside of our agency.

The Holloway House can house seven (7) teen parents & seven (7) babies, however we have budgeted conservatively based on five(5) moms and five(5) babies.

In-Kind: **\$60,000 yearly**

Rosemary's Babies has partnerships with organizations for food, cleaning services, clothing, and furniture. Conservatively, we have calculated these in-kind services and donations towards the revenue for the facility.

Facility Agreement: **\$15,600**

Our new facility offers an opportunity to rent two offices to community partners at a reasonable rate of \$650 monthly (TBD). Additionally, we will offer other opportunities to use our first-floor business area and state-of-the-art STEM lab as a resource to neighbors and community businesses.

Rosemary's Babies Company Operations Revenue: **\$250,000**

In 2020, Rosemary's Babies operational expenses were \$190,000. Since our 2016 inception, we have shown a significant growth by 200% or more per year in revenue. Our organization has projected trends to stay consistent. Holloway House allows us a new donor pool in addition to our expanded service offerings. This in concert with our special events will ensure our organization's leverage and sustainability.



Holloway House Budget

PRO FORMA (ARC: Acquisition/Renovation/Campaign)						
ROSEMARY'S BABIES CO. Holloway House & Resource Center						
Revenue	2020	2021	2022	2023	2024	
RBC Contribution	\$	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	\$ -
City of Cincinnati	\$	\$ 184,245.00	\$ -	\$ -	\$ -	\$ -
Capital Campaign	\$	\$ 500,000.00	\$ 500,000.00	\$ -	\$ -	\$ -
Appeals	\$	\$ -	\$ -	\$ -	\$ -	\$ -
Tax Abatements	\$	\$ -	\$ -	\$ -	\$ -	\$ -
Tax Credits	\$	\$ -	\$ -	\$ -	\$ -	\$ -
Federal (HUD)	\$	\$ -	\$ -	\$ -	\$ -	\$ -
State (TANF)	\$	\$ -	\$ -	\$ -	\$ -	\$ -
Grants	\$	\$ -	\$ -	\$ -	\$ -	\$ -
ODJFS	\$	\$ -	\$ -	\$ -	\$ 328,500.00	\$ 394,200.00
In-Kind	\$	\$ 100,000.00	\$ 150,000.00	\$ 50,000.00	\$ -	\$ 60,000.00
Corporate	\$	\$ -	\$ -	\$ -	\$ -	\$ -
Fee for Service	\$	\$ -	\$ -	\$ -	\$ -	\$ -
Special Events	\$	\$ -	\$ -	\$ -	\$ -	\$ -
Appeals	\$	\$ -	\$ -	\$ -	\$ -	\$ -
United Way Greater Cincinnati	\$	\$ -	\$ -	\$ -	\$ -	\$ -
Loans	\$	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Campaign Assets released	\$	\$ -	\$ -	\$ 319,245.00	\$ -	\$ -
Net Revenue	\$	\$ 834,245.00	\$ 1,019,245.00	\$ 378,500.00	\$ -	\$ 454,200.00
Holloway House Property Acquisition	2020	2021	2022	2023	2024	
Purchase Price	\$	\$ 55,000.00	\$ -	\$ -	\$ -	\$ -
Renovations Construction	\$	\$ 450,000.00	\$ 850,000.00	\$ -	\$ -	\$ -
Maintenance Reserves	\$	\$ -	\$ 100,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Campaign Cost	\$	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ -
Furniture & Décor	\$	\$ -	\$ 10,000.00	\$ -	\$ -	\$ -
Total	\$	\$ 510,000.00	\$ 965,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Operating Expenses	2020	2021	2022	2023	2024	
Mortgage Insurance	\$	\$ -	\$ 3,500.00	\$ 7,500.00	\$ 7,578.75	\$ 7,578.75
Utilities	\$	\$ -	\$ -	\$ 10,000.00	\$ 10,105.00	\$ 10,105.00
Workers Comp	\$	\$ -	\$ -	\$ 4,000.00	\$ 4,042.00	\$ 4,042.00
Credit & Liabilities	\$	\$ -	\$ -	\$ 5,000.00	\$ 5,052.50	\$ 5,052.50
Phone Internet Web	\$	\$ -	\$ -	\$ 3,600.00	\$ 3,637.80	\$ 3,637.80
Bank Fees	\$	\$ -	\$ -	\$ 500.00	\$ 505.25	\$ 505.25
Taxes	\$	\$ -	\$ -	\$ 5,000.00	\$ 5,052.50	\$ 5,052.50
Food	\$	\$ -	\$ -	\$ 12,000.00	\$ 12,126.00	\$ 12,126.00
Property Maintenance	\$	\$ -	\$ -	\$ 3,600.00	\$ 3,637.80	\$ 3,637.80
Certifications Staff Training	\$	\$ -	\$ -	\$ 10,000.00	\$ 10,105.00	\$ 10,105.00
Equipment/Furniture (Repair & Repair)	\$	\$ -	\$ -	\$ 2,000.00	\$ 2,021.00	\$ 2,021.00
Tech Lab Maintenance (Repair & Loss)	\$	\$ -	\$ -	\$ 1,500.00	\$ 1,515.75	\$ 1,515.75
Laundry	\$	\$ -	\$ -	\$ 1,500.00	\$ 1,515.75	\$ 1,515.75
Janitorial Supplies	\$	\$ -	\$ -	\$ 1,000.00	\$ 1,010.50	\$ 1,010.50
Building Repair Reserve	\$	\$ -	\$ -	\$ 5,000.00	\$ 5,052.50	\$ 5,052.50
Parent support	\$	\$ -	\$ -	\$ 24,250.00	\$ 24,504.63	\$ 24,504.63
	\$	\$ -	\$ -	\$ -	\$ -	\$ -
	\$	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$	\$ -	\$ 3,500.00	\$ 96,450.00	\$ 97,462.73	\$ 97,462.73
Staff	2020	2021	2022	2023	2024	
Family Care Worker	\$	\$ -	\$ -	\$ 55,000.00	\$ 55,577.50	\$ 55,577.50
Social Worker	\$	\$ -	\$ -	\$ 45,000.00	\$ 45,472.50	\$ 45,472.50
Facility Administrator	\$	\$ -	\$ -	\$ 55,000.00	\$ 55,577.50	\$ 55,577.50
Youth Workers (4)	\$	\$ -	\$ -	\$ 78,000.00	\$ 78,819.00	\$ 78,819.00
Total	\$	\$ -	\$ -	\$ 233,000.00	\$ 235,446.50	\$ 235,446.50
Net Income	\$	\$ 219,245.00	\$ 324,245.00	\$ 50,745.00	\$ 44,050.00	\$ 116,290.78



RBC Organization Budget

2020-2025 PRO FORMA - Organization ROSEMARY'S BABIES CO.							
Revenue	2020	2021	2022	2023	2024	2025	
RBC Contribution	\$ 5,000.00	\$ -	\$ -	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	
Individual Donors	\$ 21,852.00	\$ 20,000.00	\$ 24,000.00	\$ 28,800.00	\$ 34,500.00	\$ 41,472.00	
Unrestricted Grants	\$ 20,756.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	
Restricted Grants	\$ 137,668.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	
In-Kind (Donations)	\$ 10,080.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	
In-Kind (Services)	\$ 21,437.00	\$ 25,000.00	\$ 30,000.00	\$ 36,000.00	\$ 43,200.00	\$ 51,840.00	
Corporate	\$ -	\$ 1,000.00	\$ 1,200.00	\$ 1,440.00	\$ 1,728.00	\$ 2,073.60	
ODJFS	\$ -	\$ -	\$ -	\$ 378,500.00	\$ 378,500.00	\$ 378,500.00	
Tax Abatement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Tax Credit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Federal (EUD)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State (TANF)	\$ -	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	
Facility Agreement	\$ -	\$ -	\$ -	\$ 15,600.00	\$ 15,600.00	\$ 15,600.00	
City of Cincinnati	\$ -	\$ 184,245.00	\$ -	\$ -	\$ -	\$ -	
Fee for Service	\$ -	\$ 2,250.00	\$ 2,250.00	\$ 2,250.00	\$ 2,250.00	\$ 2,250.00	
Special Events	\$ 840.00	\$ 10,000.00	\$ 15,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	
Appeals	\$ -	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	
UWGC	\$ 22,400.00	\$ 19,802.00	\$ -	\$ -	\$ -	\$ -	
Sponsorships	\$ 6,850.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	
Credit Line of Credit	\$ -	\$ 5,000.00	\$ 5,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	
Capital Campaign	\$ -	\$ 650,000.00	\$ 700,000.00	\$ -	\$ -	\$ -	
Capital Campaign Assets released	\$ -	\$ -	\$ 319,245.00	\$ -	\$ -	\$ -	
Net Revenue	\$ 246,883.00	\$ 1,172,547.00	\$ 1,351,945.00	\$ 709,840.00	\$ 723,088.00	\$ 738,085.60	
Holloway House Property Acquisition							
Purchase Price	\$ -	\$ 55,000.00	\$ -	\$ -	\$ -	\$ -	
Renovations	\$ -	\$ 450,000.00	\$ 850,000.00	\$ -	\$ -	\$ -	
Maintenance Reserves	\$ -	\$ -	\$ 100,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	
Campaign Cost	\$ -	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	
Furniture & Décor	\$ -	\$ -	\$ 10,000.00	\$ -	\$ -	\$ -	
Total	\$ -	\$ 610,000.00	\$ 965,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	
Operating Expenses							
STAFF	\$ 34,800.00	\$ 34,800.00	\$ 34,800.00	\$ 55,000.00	\$ 75,000.00	\$ 75,000.00	
RBC Insurance	\$ 1,479.00	\$ 1,479.00	\$ 1,479.00	\$ 1,479.00	\$ 1,479.00	\$ 1,479.00	
Rent & Lease	\$ 11,880.00	\$ 12,240.00	\$ 12,368.52	\$ 12,498.39	\$ 12,629.62	\$ 12,767.23	
Credit & Liabilities	\$ -	\$ -	\$ -	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	
Holloway House Expenses	\$ -	\$ -	\$ -	\$ 96,450.00	\$ 97,462.73	\$ 98,486.08	
Legal & Professional Fees	\$ 26,904.00	\$ 5,000.00	\$ 5,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	
Consultant Contractors	\$ -	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	
Repairs & Maintenance	\$ 130.00	\$ 151.57	\$ 132.74	\$ 134.14	\$ 135.88	\$ 136.97	
Bank Charges	\$ 864.00	\$ 869.92	\$ 875.91	\$ 881.95	\$ 888.00	\$ 894.24	
Travel/Meetings	\$ 191.72	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	
Food/Grocery	\$ -	\$ -	\$ -	\$ 12,000.00	\$ 12,126.00	\$ 12,253.32	
Utilities	\$ 642.00	\$ 648.74	\$ 6,000.00	\$ 6,063.00	\$ 6,126.66	\$ 6,190.99	
Equipment/Furniture	\$ -	\$ -	\$ 11,000.00	\$ 11,000.00	\$ 11,115.80	\$ 11,232.21	
Certifications	\$ 93.00	\$ 93.98	\$ 1,000.00	\$ 1,000.00	\$ 1,010.50	\$ 1,021.11	
Subscription	\$ 60.00	\$ 60.63	\$ 61.27	\$ 61.91	\$ 62.56	\$ 63.22	
Membership	\$ 445.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	
Postage	\$ 300.00	\$ 303.15	\$ 306.33	\$ 309.55	\$ 312.80	\$ 316.08	
Fundraising Expense	\$ 17,100.00	\$ 20,000.00	\$ 20,229.45	\$ 20,439.45	\$ 20,691.45	\$ 20,993.85	
Office Supplies & Software	\$ 1,224.00	\$ 1,500.00	\$ 1,729.45	\$ 1,939.45	\$ 2,191.45	\$ 2,493.85	
Advertising Marketing	\$ 3,834.00	\$ 5,000.00	\$ 5,229.45	\$ 5,439.45	\$ 5,691.45	\$ 5,993.85	
Miscellaneous	\$ 678.00	\$ 685.12	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	
Total	\$ 65,524.72	\$ 73,461.90	\$ 91,862.11	\$ 226,146.28	\$ 228,373.32	\$ 230,767.00	
Programming Expenses							
Levi Lion	\$ 255.00	\$ 5,000.00	\$ 5,052.50	\$ 5,105.55	\$ 5,159.16	\$ 5,213.33	
Petals Pantry	\$ 4,752.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	
24/7 Confidant Care	\$ 20,752.00	\$ 25,960.00	\$ 26,232.58	\$ 26,508.92	\$ 26,786.36	\$ 27,067.61	
Leadership & Legacy Program	\$ 106,656.00	\$ 82,860.00	\$ 83,730.03	\$ 84,609.20	\$ 85,497.89	\$ 86,395.32	
Holloway House	\$ -	\$ -	\$ -	\$ 233,000.00	\$ 235,446.50	\$ 237,918.69	
Total	\$ 132,415.00	\$ 118,820.00	\$ 120,015.11	\$ 354,222.77	\$ 357,889.61	\$ 361,594.95	
Net Income	\$ 48,943.28	\$ 470,265.10	\$ 175,067.78	\$ 124,470.95	\$ 131,825.08	\$ 141,623.65	



Renovation Costs



Rosemary's Babies Co.- Estimated Renovation Costs
 Address: 3864 Reading Road
 Building Size: 6,900 sqft

3/19/2021

Work Description	Quantity	Unit	Unit Cost (\$/Unit)	Itemized Total Cost	Notes
General Requirements					
Building Permit Fees	1	ALW	\$ 5,000.00	\$ 5,000	
Dumpsters	4	EA	\$ 450.00	\$ 1,800	
Temporary Construction Fence	200	LF	\$ 8.50	\$ 1,700	
Underground Utility Scanning	1	LS	\$ 2,000.00	\$ 2,000	
Material Testing Surveying	1	LS	\$ 4,000.00	\$ 4,000	Test loose lead paint & abate asbestos piping
Abatement/Stabilization- Interior/LCP	1	LS	\$ 39,900.00	\$ 39,900	Remove loose lead paint (LCP)
Abatement/Stabilization-Thermal Insulation	1	LS	\$ 5,000.00	\$ 5,000	Abate asbestos piping (TSI)
Stabilization- Exterior Trim Paint	1	LS	\$ 15,400.00	\$ 15,400	Exterior loose lead paint at trims
Demolition					
Miscellaneous demo- Walls/Door Openings/Floor Covers	1	LS	\$ 23,200.00	\$ 23,200	Remove old steam heaters included
Openings in Plastering Wall for MEP Rough-in	1	ALW	\$ 3,000.00	\$ 3,000	
Hardscape/ Landscape					
Expand Asphalt Driveway at Rear	1	LS	\$ 11,000.00	\$ 11,000	Remove old concrete & new retaining wall included
Landscaping at Walkway & Driveway	1	LS	\$ 2,700.00	\$ 2,700	
Gardening /Planting Box	1	LS	\$ 800.00	\$ 800	
Masonry/Waterproofing					
Tuck-Pointing Exterior Masonry	1	LS	\$ 38,000.00	\$ 38,000	
Re seal Masonry Walls	1	LS	\$ 22,000.00	\$ 22,000	Seal existing masonry
In-Fill Basement opening/Rear door	1	LS	\$ 11,000.00	\$ 11,000	Block masonry at (2) basement/rear door locations
Exterior Caulking	1	LS	\$ 3,000.00	\$ 3,000	
Roofing					
Re seal All Penetrations/Flat Roofs	1	LS	\$ 5,600.00	\$ 5,600	Make sure gutters and downspouts are conneted
Restore and Seal Roof System-Slate	1	LS	\$ 20,000.00	\$ 20,000	Patching/repairing existing slate roof system
Openings					
3'0"x7'0" Wood door/hardware	20	EA	\$ 1,200.00	\$ 13,000	Replace wood doors/new wood doors- 1st/2nd
Restore exterior door/hardware	2	EA	\$ 1,000.00	\$ 2,000	Repairs only- 1 front door and 2 side doors
Finishes					
Drywall/Finishing	1	LS	\$ 90,000.00	\$ 90,000	Studs/drywall for new work
Plastering Patch- Walls & Ceilings	1	ALW	\$ 96,000.00	\$ 96,000	Allowance budget for rooms 1,2,3&4 (1st Level)
Exterior Skin Patching -Front Area	1	ALW	\$ 8,000.00	\$ 8,000	2nd & 3rd Levels near windows
Floor prep	1	ALW	\$ 4,000.00	\$ 4,000	
Resilient flooring- Vinyl Planks-LVT	1	LS	\$ 8,000.00	\$ 8,000	1st, 2nd & 3rd Levels; Stairs with rubber treads
Ceramic Tile in Bathroom	4	LS	\$ 750.00	\$ 3,000	
Restore Wood Floors/Patch	1	LS	\$ 6,000.00	\$ 6,000	1st Level front areas
Toilet Fixtures & Accessories	1	LS	\$ 7,845.00	\$ 7,845	3 full Bath & 1 half Bath
Kitchen Appliances (Stove/Dishwashers)	1	ALW	\$ 2,000.00	\$ 2,000	1 full Kitchen on 2nd Lvl & 1 Breakroom on 1st Lvl
Painting Interior	1	LS	\$ 10,000.00	\$ 10,000	
Painting Exterior Trims	1	LS	\$ 3,000.00	\$ 3,000	Windows & Doors/Trims
Paint Exposed Sprinkler Pipes	1	LS	\$ 2,000.00	\$ 2,000	
Millwork/Casework					
Rough carpentry / blocking	1	LS	\$ 23,000.00	\$ 23,000	ADA ramp, wall base, window trims, blocking, etc.
Kitchen cabinets/countertops	2	LS	\$ 10,000.00	\$ 20,000	Corian tops in Kitchenette/Full Kitchen
Wood Base/Wall/Stair Trims	1	LS	\$ 4,000.00	\$ 4,000	
Windows/Glazing					
New Windows	1	LS	\$ 26,000.00	\$ 26,000	(52) Window World windows; vinyl, double-hung
*Fire Protection					
New sprinkler system	6,900	SF	\$ 5.00	\$ 34,500	*Architect to confirm if required. Estimated



Renovation Costs Cont'd

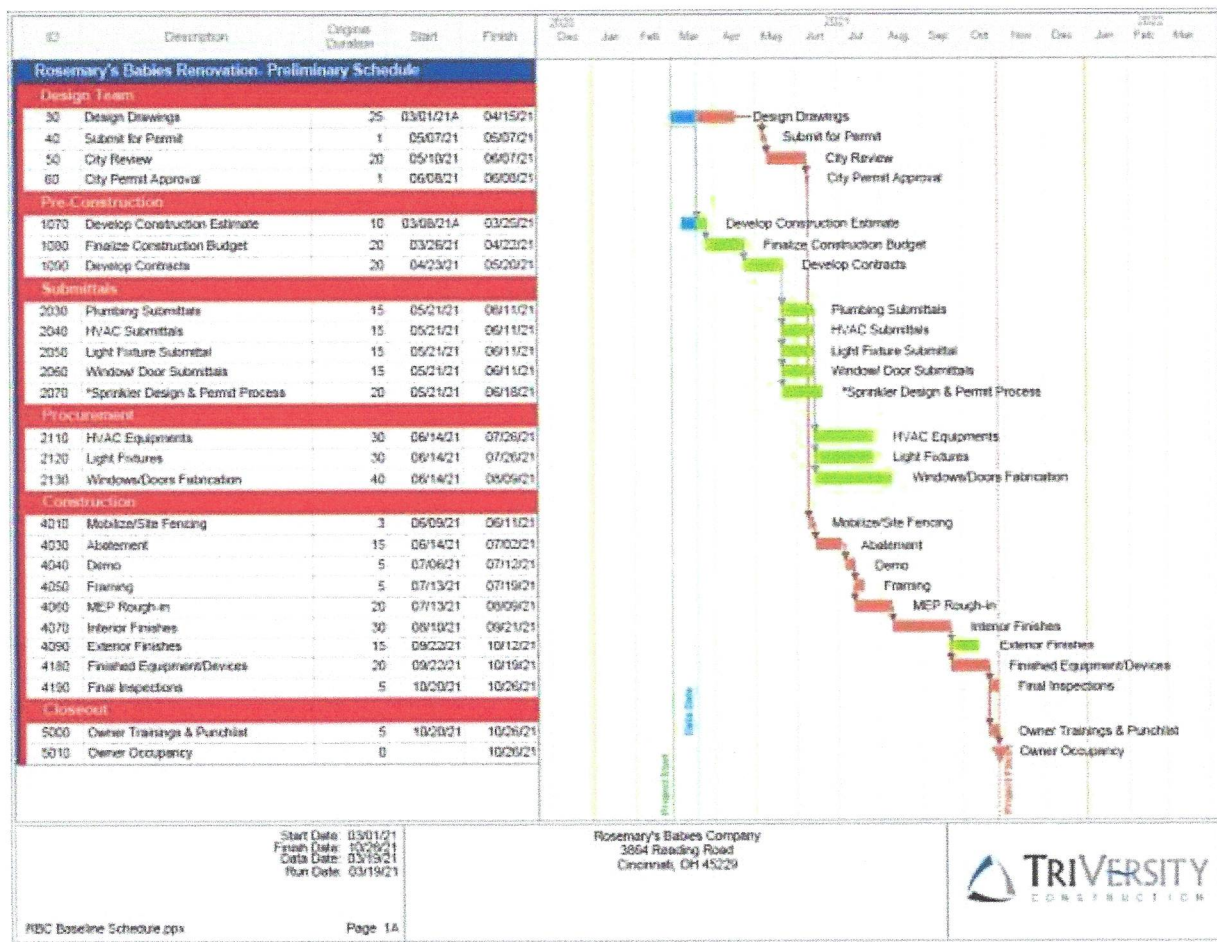
Plumbing					
Plumbing/Gas rough-in	1	LS	\$ 60,000.00	\$ 60,000	
Kitchen Plumbing/Fixtures	2	LS	\$ 2,000.00	\$ 4,000	1 full Kitchen on 2nd Lvl & 1 Breakroom on 1st Lvl
Bathroom Plumbing/Fixtures	4	LS	\$ 1,500.00	\$ 6,000	3 Full Bath & 1 half Bath
Washer/Dryer Room	1	LS	\$ 1,500.00	\$ 1,500	
HVAC					
HVAC/Fan Coil Units	1	LS	\$ 230,000.00	\$ 230,000	
HVAC controls	1	LS	\$ 5,000.00	\$ 5,000	
Basement-Boilers/Chillers	1	LS	\$ 20,000.00	\$ 20,000	
Electrical					
Power & Distribution	1	LS	\$ 35,000.00	\$ 35,000	
Electrical/Lighting/Tele Rough-in	1	LS	\$ 55,000.00	\$ 55,000	
Fixtures- Lights/Fans/FA/Smoke Detectors	1	LS	\$ 15,000.00	\$ 15,000	
TeleCom/Technology					
Data/Phone/Wifi-WAP Services	1	LS	\$ 6,105.00	\$ 6,305	PowerNet to provide install & programming services
Total Direct Costs				\$ 1,015,050	
Construction -Pre-Construction Cost				\$ 10,000	
Construction Management Services				\$ 62,400	5 months for construction duration
Construction Management Fee				\$ 21,749	
Architect Design Services				\$ 34,000	
MEP Design Services				\$ 28,500	
Total Estimated Soft Costs				\$ 156,649	
Total Estimated Construction Cost				\$ 1,171,699	
Contingency - 10%				\$ 103,505	
Potential Cost W/Contingency				\$ 1,273,204	
Total Estimated Project Cost				\$ 1,273,204	



Renovation Preliminary Schedule

The project has a renovation scheduled to be completed in 6 Months, based no delays. RBC intends to begin construction on this project Spring 2022, following acquisition, abatement testing, and permit approval. RBC has completed 75% of Phase I. There are four phases to complete the project with an estimated completion by Summer/Fall 2022.

- Phase I.** Design & Pre-construction (Acquisition, Services, Abate Testing) 75% to completion
- Phase II.** Submittals & Procurement (General, HVAC, Windows, Lights, door) 0% to completion
- Phase III.** Construction 0% to completion
- Phase IV.** Closeout 0% to completion

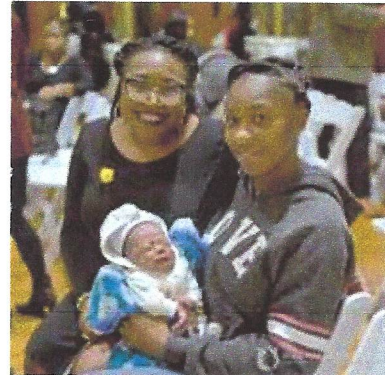




Your Friendship makes a difference. Change the outlook

While your gift to Rosemary's Babies Co. Holloway House & Resource Center will depend on your own financial situation, we would be pleased to help you make a gift that meets both your needs and those of our babies. **We are seeking 500 individuals to become "Friends of RBC!" Your friendship comes with a \$1,000 gift that will be gratefully accepted and used to support our endeavor.**

In addition to one-time gifts, our **"Change the Outlook"** program recognizes donors who pledge to support the futures of our Holloway House & Resource Center families with a gift for each of the next years. These supporters form the core of financial support for our growth plan and enable us to expand, confident that the financial needs for the services we offer will be met. *Friends of RBC will be recognized on a hanging Decorative Plaque in our new space.*



Three-year pledges to the "Change the Outlook" program may be paid on a weekly, monthly, quarterly, or yearly basis.

These key donors support us at the following levels:

\$500: Emerging Leader enables RBC to provide care for an infant in our program each year with a focus on STEM learning. \$9.59 weekly | \$41.67 monthly | \$1,500

\$1,000: Bright Outlook enables RBC to provide resources and education for one (1) youth each year. \$19.18 weekly | \$83.33 per month | \$3,000

\$2,500: Best Outlook enables RBC to provide holistic care for one (1) residential teen parent family and/or non-residential family. \$47.95 weekly | \$208.33 monthly | \$7,500

\$5,000: Amazing Leader enables Holloway House & Resource Center to provide three (3) families best-in-class educational resources including workforce development, tutoring in STEM, parenting classes, and individualized care plans. \$95.90 weekly | \$416.67 per month | \$15,000

*"By **Changing the Outlook**, every teen parent family will have the ability and opportunity to be successful members of their community, amazing leaders, and phenomenal parents."*



APPENDIX



MEET OUR FOUNDER



Rosemary Oglesby-Henry is a bridge-builder, nationally known Leadership Educator, and the Founder and CEO of Rosemary's Babies Company (RBC), an impact organization (501c3) committed to helping teen parents master the concepts of self-leadership to break the cycle of poverty and become a productive member of their community.

Non-profit Executive Director of the Year - *Smart Business Magazine*
Ohio Senate Award
Education Partner Award: Northern Kentucky NAACP
An Unsung Heroine Award
Cincinnati Business Courier: 40under40
Forbes: Leading Women in Business

Rosemary has achieved all her educational and career success because of her resilience and fortitude to change the trajectory of her life and her family since becoming a teen parent at the age of 16. Graduating from Withrow High school as a teen parent, she faced the stigma and challenges of a teen parent firsthand, but she also had the determination that single parents need to rise above adversity. Rosemary's personal commitment to her children, strong faith in God, social support and self-motivation kept her focused on her goals.

Despite the obstacles, she successfully managed a home, raised two children with her husband and long-time sweetheart of 23 years and maintained a 17-year career with the United States Postal Service. Throughout her journey to break the cycle of generational pregnancy and poverty within her family, she felt an immense desire to give back.

To be successful in any capacity, Rosemary believes an accredited degree is vital. Ms. Oglesby-Henry was determined to meet her educational goals. She worked for more than 15 years to obtain a Master of Science in Organizational Leadership, Bachelor of Arts degree in Liberal Studies, a Business Administration degree, and an Associate of Art in Human Resources; RBC was conceptualized during her Master's program at Mount St. Joseph University in 2013.

Rosemary established RBC as her second act, to educate the community, advocate for rights that render teen parents helpless, and support young parents who feel that having a child during early adolescence means an inescapable life of poverty. The Cincinnati-based organization, which serves 200 families per year, works to end generational pregnancy and poverty by supporting families, educating communities, and advocating for policy/law changes that are biased and render teen parent families helpless. Rosemary's Babies is recognized as a best-in-class resource for teen parents and families.

LEAVING A LEGACY

Holloway House is named for Rosa Lee Webster-Figgs, grandmother of founder Rosemary Oglesby-Henry. Rosa Lee was a teen mother at 15. In 1942, she left her home in Tennessee for Cincinnati to build a better life for her and her baby. Because she was illiterate, she worked as a maid for most of her life until she received her high school diploma at age 34; she believed education was the one thing a person could not take away from her. Rosa Lee Webster-Figgs, known by the community as, "Mother Figgs" or "Grandma Rose" raised seven (7) children and a host of others in a three-bedroom house on Holloway Street in Evanston, and refused assistance from the government. For more than 70 years she cared for her community, fought against injustice and opened her house to children. Her legacy and name live on through her grand-daughter, Rose, whose organization does the same for teen parents. Holloway House is named in memoriam of this woman who inspired our core beliefs: truth, education and integrity. Ms. Rosa Lee Webster-Figgs was called to Heaven on June 18, 2020





2021 RBC Core Staff

CEO	Rosemary Oglesby-Henry (FT) : <i>Black female over 40, Masters Degree</i>
Program Director	Jaliah Oglesby (PT - 24 H/r Weekly): <i>Black female under 25, Bachelor Degree</i>

2021 Board of Leaders

CEO Founder	<i>Rosemary Oglesby-Henry (2016 - present)</i>
Board Chair	Laurie Stevens, Project Specialist, Cincinnati Children's (2018 - present)
Sub-Chair	Aswad Mack, Operations Executive, Toyota Company (2016 - present)
Secretary	Rodsha Belser, Human Resources, Kroger Company (2107 - present)
Treasurer	Cheryl Lackey, Accounting, City of Cincinnati (2017 - present)
	Kenneth Glenn, M. Acc, Consultant, (New 2020 - present)
	Mariah McCollum, Cincinnati Youth Collaborative (New 2021 - 2023)
	Roderick Mills, Practitioner, JC Baker & Associates (New 2021 - 2023)
	Anne Flottman, Esq. (New - 2021)
	Elaine Bobbey, Consultant, Evenflo (New - 2021 - 2023)
	Catrina Jones, Esq., Jones Group, (New - 2021 - 2023)

Advisory Board

Patricia McCollum, LSW, Trauma Trainer
Angel Wright, Promotions Director, Radio
Jaila Nored, Quality Analyst, Council on Aging
Kat Steiner, Chief Giving Officer, Meals on Wheels
Tony Aloise, Founder, Life Solutions Network
Mark Osborne, Alumni Engagement & Gifts Officer, Summit Country Day School
Ross Meyer, VP, Interact for Health
Deon Mack, Cincinnati Police Department

Young Leaders Board

Treasurer	Kaiya Collins, Junior, Bowling Green State University
Secretary	Rian Marie Oglesby, Freshman, Bowling Green State University
	Katelyn Price, JD, Legal Professional
	Qua'ron Oglesby-Henry, RBC Mascot
	Aryah Belser-Dale, Purcell Marian High School

2021 Board Demographics (11 Executive Board Leaders | 7 Advisory | 8 YL Board)

Minority-Women Led Organization (Board Chair & CEO)

4 Board Members were teen parents | 2 Advisory Board Members were teen parents

Sexual Orientation

73% women

27% men

0% or more identify as any other sexual orientation or status

Ethnicity/Race

82% identify as Black/African American

18% identify as White/Caucasian

82% or more Bachelor Degree or higher

0% or more identified as Hispanic



Community Engagement

In October 2020, Rosemary's Babies Co. inserted ourselves into the community of Avondale/North Avondale. Our organization received support from neighborhood associations and residents. Please find letters of support from:

Businesses

Urban League of Greater Cincinnati
Avondale Development Corporation
Avondale Community Council
GCMJ
Chelsie Walter, E.D. Women of Cincy / North Avondale Resident

North Avondale Residents

Rebecca Ray
Emily & Andrew Resnik
Isabelle Wagner
Jennifer Wagner
Ilene Tucker
Barbara Slavinski
Pamela Shaffer
Patricia Lee
Dawn Grace

Additional Supporters

Elaine Bobbey, Evenflo
Karen Harshaw, Spark Philanthropy
Mike moroski, Cradle Cincinnati
Ross Meyer, Community Leader
Gloria Samuel, 5/3 bank
Sarah Mills, Healthcare Access Now
Rob Reifsnyder, United Way Worldwide
Reginald Harris, Community Builders
Laurie Pike, North Avondale Association
The Rubel Family
Sharon Crutchfield, Coldwell Banker



Urban League of
Greater Southwestern Ohio

President/CEO
Eddie L. Koen,
MPA, JD

Chair
J. Phillip Holloman
Cintas Corporation
(retired)

First Vice Chair
Beverly Bates
P&G

Secretary
Kathleen B. Selker
Northlich

Treasurer
Curtis Hollis
KeyBank

Greater Cincinnati Urban League | Miami Valley Urban League

3458 Reading Road Cincinnati, Ohio 45229-3128 513-281-9955 | fax 513-281-0455 | www.ulgso.org

November 13, 2020

To Whom It May Concern:

I am writing this letter of recommendation on behalf of Rosemary's Babies Company and its founder Rosemary Oglesby-Henry.

Rosemary's Babies Company is a four year old non-profit organization that is leading initiatives in Cincinnati as it relates to adolescent parents; including education disparities & inequities, healthcare policies that render these parents helpless, and most recently housing instability.

Urban League of Greater Cincinnati supports this initiative to build a residential parent facility in our community because it aligns with the needs of the community which has a history of intergenerational pregnancy which is both a cause and consequence of property.

We stand with Rosemarys Babies and the community on this project and are ready to support efforts as we are needed.

Sincerely,

DocuSigned by:

Eddie L. Koen

Eddie Koen

President and CEO

Urban League of Southwestern Ohio

Board of Trustees:

Donald Broadhurst
Duke Energy Corporation

Delores Hargrove-Young
d.e. Foxx & Associates

Edna Keown
Community
Volunteer

Casey N. Marsh, CFP ®
Merriell Private Wealth Management

John Merchant
Dinsmore Shohi LLP

Deborah White Richardson
Urban League Guild

Liz Carter
Scripps Howard
Foundation

Robert W. Jones
GE Aviation

Max V. Langenkamp
Cintas Corporation

Shawn M. Masterson
U.S. Bank

John M. Munson, Jr.
Computech Corporation

Alandes Powell
Immediate Past Chair

Angelica Hardee
Urban League
Young Professionals

Helen Jones-Kelley
ADAMHS Board for
Montgomery County

Richard P. Lofgren,
M.D., MPH
UC Health

Peter E. McConney
Premier Mail &
Fulfillment, LLC

Tashawna Thomas Otobil
TriHealth, Inc.

Herbert R. Brown
Trustee Emeritus

Connie Pillich
The Pillich Group

John Overbeck
Trustee Emeritus



3635 Reading Road, Suite #200
Cincinnati, Ohio 45229
Office: 513-861-2232
www.growavondale.org

October 28, 2020

Avondale Community Council,

Please consider this as my letter of support for Rosemary's Babies, one of the premier providers of assisting teen parents, and their request to expand into Avondale with a Transition Housing program to aid her customers.

Rosemary's Babies is soliciting a property in North Avondale to provide residential parent housing for teens 16-21. The focus area will be both the Avondale and North Avondale communities for services and support for adolescent parents.

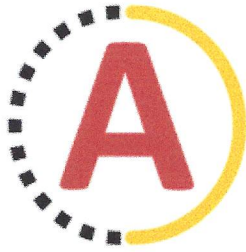
I have met with their founder Rosemary Oglesby-Henry, and believe that this organization supports Avondale's goals to be a safe and healthy community, where everyone shares in its success, young and old.

Please call me if you have any questions regarding my request for a letter of support.

Sincerely,

A handwritten signature in black ink, appearing to read 'Russell Hairston', written in a cursive style.

Russell Hairston
Executive Director



Avondale Community Council
STRENGTHENING AND EMPOWERING FAMILIES since 1964

3635 Reading Road Suite 100 Cincinnati, OH 45229
513.281.5999 avondalecouncil5@gmail.com
www.avondalecommunitycouncil.com

November 27, 2020

To The Port

On behalf of Avondale Community Council, this letter expresses our support for a Residential Parent Facility in the Avondale Neighborhood.

Rosemary's Babies Co. a local non-profit that supports teen parents and families since 2016, has roots in the community and is bringing a community impact project that is needed in our community. This organization has shown their due diligence by presenting to our council and community.

As this project comes to form, our organization will explore opportunities to partner and help this needed resource come about.

Thank you for the opportunity to support this effort.

Sandra M. Jones Mitchell

Sandra M. Jones Mitchell

Avondale Community council, President



**GREATER
CINCINNATI
MICROENTERPRISE
INITIATIVE**

*Providing building blocks for
successful entrepreneurs and
small businesses*

1740 Langdon Farm Rd
Suite 378
Cincinnati Ohio 45237
(513) 569-4816
(513) 569-4356 (Fax)
www.gcmi.org

Willie Hill, III
Executive Director

December 11, 2020

Rosemary Henry, Founder/CEO
Rosemary's Babies
4439 Reading Road
Cincinnati, OH 45229

To Whom It May Concern:

Greater Cincinnati Microenterprise Initiative (GCMII) fully supports Rosemary's Babies' plan to pursue funding for the Holloway House & Resource Center. Rosemary's Babies' plays a vital role in supporting teen parents with safe and supportive services to combat poverty and the challenges faced by teen parents. The Holloway House & Resource Center will help fulfill the gap of a quality facility with services and support for the Avondale Communities.

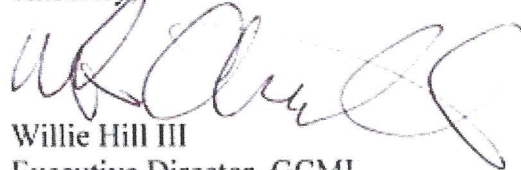
As a community partner and collaborator, GCMII will support these young teen parents with Entrepreneurial skill building that will compliment and expand the great work Rosemary's Babies' has been providing to some of our most disadvantaged and vulnerable populations.

Greater Cincinnati Microenterprise Initiative, Inc.'s mission is to promote individual self-sufficiency and community economic development by stimulating and supporting entrepreneurship among low and moderate income people. Since its inception in 1998, GCMII provides various programs and services including Entrepreneurial Education Programming, Financial Education Training, Business Development Training, Coaching and Technical Assistance, and Access to Capital.

Again, we are pleased to provide this letter of support for Rosemary's Babies' and their effort to bring a quality Facility and with vital programming to the Avondale Communities and their residents.

If I can provide any further information, please feel free to contact me

Sincerely,



Willie Hill III
Executive Director, GCMII

A Partnership of:
Cincinnati-Hamilton County
Community Action Agency
United Way of Greater Cincinnati
Chase JP Morgan Bank
Fifth Third Bank
PNC Bank
US Bank

*Other Organizational
Contributors:*
City of Cincinnati
National City Bank
Ohio Department of Development

Rebecca and Patrick Ray
3936 Rose Hill Ave
Cincinnati, OH 45229

12/8/2020

Rosemary's Babies Co.
4439 Reading Road Suite 107
Cincinnati, OH 45229

To Whom It May Concern:

As a resident of the North Avondale neighborhood, my family would welcome Rosemary's Babies as neighbors. This important organization is making a difference in the lives of young parents in Cincinnati, and having Holloway House here would enrich our diverse, inclusive, urban community.

Many years ago I was invited to teach a sexuality education workshop at a home for teen moms in another state and of all the thousands of teenagers I have spoken with over years of working in this area, this group was by far the most engaged and committed to making smart decisions for their and their children's futures. It really struck me. I left feeling like that organization was providing a life-changing service for those girls and their babies— many had been kicked out of their homes and suffered a lot, and it was clear that they were trying to be responsible and make a good future for their children. Rosemary's Babies is working to help ensure that future for their residents, and I would be honored to have them as neighbors.

My family is planning to contribute to their capital campaign and support them in any way we can to make this program sustainable long-term.

Sincerely,

A handwritten signature in cursive script that reads "Rebecca Ray". The signature is written in dark ink and is positioned below the word "Sincerely,".

Rebecca Ray

Letter of Support for Rosemary's Babies Co.

1 message

Chelsie Walter <chelsie@womenofcincy.org>

Tue, Dec 8, 2020 at 4:23 PM

To: Rosemarysbabies.cincy@gmail.com

To whom it may concern,

I wholeheartedly support the Rosemary's Babies Co. mission and I believe the organization would make a great addition to the North Avondale Community. The Rubel House has remained vacant for far too long and Rosemary's Babies Co. would be a fantastic caretaker to the historic property. As the Executive Director of a local nonprofit, I've seen first hand the positive impact organizations that offer wrap around services such as Rosemary's Babies Co. can have on future generations. The transformative nature of offering support in the lives of young individuals is a huge return on investment. As a neighbor, Rosemary's Babies Co. offers life to a lifeless property in our neighborhood and creates so many opportunities for our neighborhood to engage in meaningful connections with our new Residents.

My husband, Cody Walter, also offers his support to Rosemary's Babies Co.'s efforts to transform the Rubel House into a housing for young families.

Respectfully,
Chelsie and Cody Walter
175 Wedgewood Ave.
North Avondale

--
Chelsie Walter

Executive Director
Women of Cincy
womenofcincy.org
937.210.0631
Facebook | Instagram | Twitter | Newsletter

8 December 2020

To whom it may concern:

We write this letter in full support of Rosemary's Babies Co. and their pursuit of the Rubel House in North Avondale, and remain grateful for the amazing work they are already doing in our community.

With great respect,

Emily Resnik & Andrew Schneider
822 E. Mitchell Ave.

Letter of Support

1 message

sabelle Wagner <izzybee21501@icloud.com>
To: rosemarysbabies.cincy@gmail.com

Mon, Dec 7, 2020 at 11:47 PM

Hello,

My name is Isabelle Wagner and I have lived in North Avondale for the last six years. I enjoy being part of this community and I support your project for the Reading Road house. As a teen myself, I support your organization and it's mission.

Thanks,

Isabelle Wagner
4024 Paddock Rd
45229

Letter of support

1 message

Jennifer McGowan <izzybee215@gmail.com>
To: rosemarysbabies.cincy@gmail.com

Mon, Dec 7, 2020 at 11:46 PM

Hello,

My name is Jennifer Wagner and I have lived in North Avondale for the last 6 years. I love my community and I support your project for the Reading Road house. Teen parents need support and I support you in your mission to help.

Thanks,

Jennifer Wagner
4024 Paddock Rd
45229
513-604-7069

Sent from my iPhone

Overwhelming Support for Holloway House

1 message

Ilene Ross <ilene@eathotfood.com>

Tue, Dec 8, 2020 at 10:47 AM

To: Rosemary's Babies <rosemarysbabies.cincy@gmail.com>

Ilene Tucker

3900 Rose Hill Avenue #601B

Cincinnati, Ohio 45229

December 8th, 2020

Ms. Laura Brunner

The Port of Greater Cincinnati Development Authority

3 E 4th St. Unit 300, Cincinnati, Ohio 45202

Dear Laura,

I'm writing this today to share my overwhelming support for Rosemary Oglesby-Henry and the Rosemary's Babies Co. Holloway House project in the former Rubel House on Reading Rd.

As a NANA board member, I became intrigued by the proposition when I heard about it this past October and immediately wanted to know more. After learning about this incredibly motivated and successful entrepreneur from my husband Bill Tucker, and researching Rosemary's mission on my own, I quickly came to the conclusion that we couldn't ask for a better neighbor. I was impressed by the amount of local corporate support Rosemary has been able to garner in such a short time and the number of young people this dynamo has been able to serve. Truly Mike Moroski wasn't joking when he called her a cross between "Mother Theresa and The Incredible Hulk." She is truly deserving of the her recently awarded "Non-Profit of the Year" status.

I know that this valuable service-located in the Rubel House-would not only provide a comfortable, conveniently located home for these young families, but I believe it could also serve as an example to other neighborhoods as a beacon of hope, education, and positivity. As I stated earlier, we're really looking forward to having Holloway House as our neighbor.

Thank you so much for your consideration,

Ilene

Ilene Ross Tucker

Events Coordinator

Blue Manatee Literacy Project

ilene@bluemanatee.org

ilene@eathotfood.com

513-477-6771

reference letter

1 message

beguine@fuse.net <beguine@fuse.net>
To: Rosemarysbabies.cincy@gmail.com

Tue, Dec 8, 2020 at 12:45 PM

Hello Rosemary Oglesby-Henry,

I have been watching the discussion in North Avondale Neighborhood about your organization buying and moving into The Rubel House on Reading Road.

Congratulations on your awards for being the best non-profit in Cincinnati supporting teens, families and teen moms.

I hear your passion and determination. Helping young mothers get their feet on the ground and have space and time to grow up and develop is a worthy objective.

Kudos for working with both the young women involved and their extended families. This has got to be challenging for all concerned.

I am a neighbor in North Avondale, and approve of your efforts and plans.

People of course have concerns. Having a home right on Reading road looks like a fine location for accessible public transport and easy access, as well as being easy to find.

You have done your background work and certainly appear to be able and willing to handle all issues which arise for your ministry.

My husband is a retired WIC dietitian, who enjoyed working with young mothers like those you serve.

I am a medical librarian and teacher for a nursing school. My primary position is to help young women with multiple obstacles and complicated lives to overcome academic and social difficulties.

I believe you and your ministry would be a fine addition to North Avondale. I support your plans and my family hopes to volunteer close to our home, to encourage your young ladies and families in their hopes and dreams.

Barbara Slavinski
182 Sturgis Ave.
Cincinnati, Ohio 45217

Support for Rosemary's Babies

1 message

Pamela Jean Shaffer <pjean.shaffer@gmail.com>
To: rosemarysbabies.cincy@gmail.com

Tue, Dec 8, 2020 at 1:22 PM

Hello!

I would like to express my admiration for In her video Ms. Oglesby-Henry and her organization. Most importantly, I am expressing my support for Rosemary's Babies to run out of the Rubel House on the corner of Reading Road and Lenox Place. Any occupant will face challenges in this location. Ms. Oglesby-Henry has answered the concerns and has the fortitude to see the project through. And it is a most worthy project.

All the best,

Pamela Jean Shaffer
3972 Rose Hill Ave
Cincinnati, OH. 45229

Patricia S. Lee
3600 Eaton Lane
Cincinnati, OH 45229

December 8, 2020

The Port of Greater Cincinnati
3 East 4th Street, Suite 300
Cincinnati, OH 45202

Dear Port Leadership,

As a resident of the North Avondale neighborhood, I am writing today to express unabashed support of the sale of the property located at 3864 Reading Road, formerly The Rubel House, to Rosemary's Babies Company (RBC).

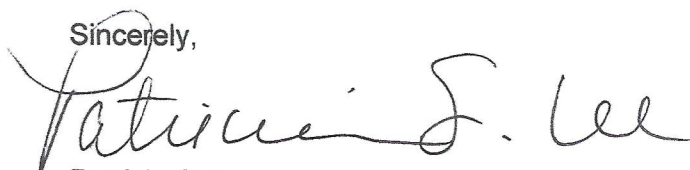
From both my personal and professional experiences, I am keenly aware of the significant need for programming that nurtures the youth and young adults in our city. As the first residential home for teen mothers in Cincinnati, the future Holloway House and Resource Center is just one opportunity for us to support a critical organization that invest in these teens.

In my role as Chief Advancement Officer at Community Matters, I have also been an integral part of several historic redevelopment projects, including the \$12 million restoration of the Saint Michael Complex, the development of the Washing Well community laundromat, and currently, the nearly \$13 million conversion of 12 properties into new, affordable housing. After reviewing details made available to the community for the Holloway House project, I do believe that Rosemary's Babies Company, under the consultation of Spark Philanthropy, have developed a plan for the restoration and ongoing use of this property that it is strategic, feasible, and currently right-sized in scale for the capacity of the organization.

I acknowledge that there is a vocal minority of North Avondale residents that oppose this project. Let me be radically candid in saying that these residents oppose almost any project in our community that results in perceived change, regardless of whether it aligns with our official neighborhood plan, activates the business district, or contributes significant value to the community, as this project certainly does.

Please do not let this group dictate the future of this project. Please proceed with the sale of 3864 Reading Road to Rosemary's Babies Company (RBC) such that Holloway House may move forward.

Sincerely,

A handwritten signature in black ink that reads "Patricia S. Lee". The signature is fluid and cursive, with the first name being the most prominent.

Patricia S. Lee
(859) 200-7383
patricia.sue.lee@gmail.com

Support for Holloway House

1 message

Dawn Grace <degrace101@gmail.com>
To: rosemarysbabies.cincy@gmail.com
Cc: lbrunner@cincinnatiport.org

Tue, Dec 8, 2020 at 5:57 PM

Dear Rosemary:

You don't know me, but my name is Dawn Grace and my family and I are current residents of North Avondale and have lived in the neighborhood for close to 18 years. I recently learned about your proposed project, Holloway House, via the North Avondale facebook group and I did some research on your organization as well as taking a "field trip" to view the property upclose.

I am in awe of what you have accomplished and warmly welcome you and Holloway House as a part of the North Avondale community. Your organization and accomplishments are really commendable - thank you for your passion and perseverance. Having read some of the facebook posts (I couldn't read them all) I know that there is a contingent of our neighborhood who seem to be determined to point out any questionable or negative factors without any effort to provide solutions or at least brainstorm ways to alleviate their concerns. Though everyone is certainly allowed a voice in this, in my opinion, you've provided plenty of information for both NANA and NABA to make a decision. Some questions simply can't be answered yet (actual construction costs, etc) until you have the property under contract. The fact that NANA and NABA have not made an official decision and seems to want to keep asking you more and more questions - speaks volumes. I think any developer needs to take neighborhood concerns under consideration but I don't believe that the neighborhood group should dictate the project. As an individual homeowner in North Avondale, I would like you to know that you and the project have the support of myself and my family.

I work in the development of affordable housing and though disheartening, I have seen this type of response with other projects that are sometimes deemed "less than" by the affected neighborhoods. I would urge you to continue to have an open dialogue with the neighborhood (knowing that there are some people who will just be opposed no matter what) but keep your eye on your goals. I strongly support the project.

Sincerely,

Dawn E. Grace
[38 Burton Woods Lane](#)
[Cincinnati, OH 45229](#)



Elaine Bobbey
President and Managing Director
Evenflo Feeding, Inc.

July 10, 2020

This year I have had the privilege of working with Rosemary Oglesby-Henry on a proposal to expand her vision for breaking the cycle of poverty in our community. She has a unique, laser focus on helping teen parents change the trajectory of their lives and their children's lives. The impact changes the fiber of a community, today and far into the future.

Rosemary started her company, Rosemary's Babies Company (RBC), 5 years ago and has served over 500 families during that time, right here in Cincinnati, in our most vulnerable communities. But her work started many years ago when Rosemary became a teen parent herself, repeating the cycle of teen pregnancy in her own family. She had the remarkable grit and determination to raise herself up, maintaining a 17-year career at the USPS and earning several degrees, including a Master's degree from Mount St. Joseph University. Against all odds, Rosemary proved that our children can create a new legacy; she had the same deep determination to help today's generation of teen parents. It is her calling.

The teen parent dilemma is at the root of poverty, homelessness, domestic violence – the problems that we all struggle to address. Rosemary has a real solution. I intend to continue to support her work and highly recommend that you also offer your time, talent or treasure to advance her amazing work. The return on your investment will be priceless.

Sincerely,

Elaine Bobbey

Elaine Bobbey



Karen Williams
Founder and Principal Consultant
SPARK Philanthropy, LLC
11670 Van Camp Lane
Cincinnati, OH 45246

To Whom It May Concern,

I have had the pleasure of knowing Rosemary Oglesby Henry for over 5 years, and I have witnessed up close her remarkable leadership. As Founder of Rosemary's Babies, she is highly committed to the clients served and the high-quality services provided. It has been amazing to see her constant high level of energy, passion for creating high-quality organization, and goodwill towards others. Rosemary has an excellent rapport with everyone she meets. She has built a shared trust among her clients, staff and board members all the while remaining enthusiastic, humble, and honest in her work. Rosemary has excellent communications skills and is naturally articulate which allows her to connect with people of all ages. Rosemary's ambition, drive, dedication, commitment to others, and sense of community goes far beyond her role as Founder and CEO. She is cherished by many, and I am so honored to call her my friend, colleague and mentor for this long. I recommend to any developer, funder and/or city official to support this organization without reservation.

Should you wish to reach out to me and speak to me directly, I can be reached at 513.545.4877 or sparkphilanthropy@gmail.com

Sincerely,
Karen Harshaw

Mike Moroski *"The world could just use a few more people like him," Cincinnati CityBeat*

To Whom It May Concern:

I am writing this recommendation on behalf of Rosemary's Babies Company and its founder Rosemary Oglesby-Henry.

I have had the privilege to watch this organization flourish since its doors opened in 2016. Rosemary's Babies Company was and still is the only organization in the tri-state area who is addressing the needs of teen parents and their families. Their approach to reducing dual pregnancies and preventing families from starting their lives dependent on the system was so unique they made history by becoming one of the youngest organizations to partner with United Way of Greater Cincinnati.

The founder, Rosemary Oglesby-Henry, has used her lived experience as a teen parent, education and authentic leadership skills to change hundreds of lives in Hamilton County; as well as educate the community by creating policies and initiatives that help teen parent families thrive. Rosemary's Babies Company is a partner of both Cincinnati Public Schools and Cradle Cincinnati Policy Committee.

Rosemary also serves on my Cradle Cincinnati Policy committee that works to reduce infant mortality and remove barriers for pregnant mothers, with a focus on women of color. With the help of Rosemary Oglesby-Henry, these efforts have resulted in the highest reduction in Black infant mortality in Hamilton County this past year.

Rosemary's Babies Company is the location we host our policy committee meetings with city leaders and community organizations, and they have ensured us we can continue our relationship in their new facility which is desperately needed.

Unfortunately, teen parents are not considered when we review the demands for transitional and affordable housing in our city. Rosemary's Babies Company has been the voice in these conversations to address this need, at present a parenting teen has no place to reside. Rosemary's Babies Company is doing the work and their results shows and I support their unique efforts to create a safe space that includes housing for parents.

I respectfully ask you to consider this organization's requests for development and funding.

Respectfully,

Mike Moroski



Mike Moroski / mikemoroski@gmail.com / 513.218.8111 / 400 Pike St, #806, 45202

Mike Moroski *"The world could just use a few more people like him," Cincinnati CityBeat*

Ross Meyer
Community Leader
513.508.7817
rossmeyer@gmail.com

July 1, 2020

Re: Letter of Support for Rosemary's Babies Co

To Whom It May Concern:

It is my honor to write this letter in support of Rosemary's Babies Co. I write this letter based on my experience serving in leadership roles in Cincinnati's non-profit sector for the past decade, most recently as the Chief Impact Officer and Interim CEO of United Way of Greater Cincinnati. During my nine years at United Way, I have worked with hundreds of non-profit agencies across our region.

I have known Rosemary's Babies since 2017 when the organization became a United Way Agency Partner. Rosemary's Babies was one of only a few agencies added to United Way's partnership that year, after a highly competitive selection process. We believed Rosemary's Babies offered a much-needed service in our community; indeed, they are the only organization in Cincinnati working to change the lives of teen parents. Their empowerment-based approach is uniquely authentic, as the founder and most of their team and board were teen parents themselves who understand what it takes to remove barriers to success. Over the years, Rosemary's Babies has grown in impact and reach, now changing the lives of hundreds of families in our community.

The real power of Rosemary's Babies comes from its Founder and CEO, Rosemary Oglesby-Henry. I have worked with countless leaders in our community, and Rosemary is exceptional in her ability to build bridges, her fortitude and resilience, and her drive to use her life to change the lives of others. I would welcome any opportunity to partner with her and her organization.

I fully support any endeavor that Rosemary's Babies is pursuing, as I know that it will be born out of an authentic passion to improve the lives of teen parents in our community, with the fortitude to get it done.

Please reach out to me anytime at rossmeyer@gmail.com if I can provide any additional insight.

Sincerely,



Ross Meyer



To Whom It May Concern:

I sincerely submit this recommendation on behalf of Rosemary Oglesby-Henry, Executive Director of Rosemary's Babies Co.

I first met Rosemary at Walnut Hills High School and immediately knew that she was a focused and determined individual that would go out of her way to pursue all goals that she set her sights to. One of the best qualities that I really appreciate of Rosemary is her focus on maintaining positive and beneficial relationships and connections with people. People can get bogged down with their own trials and tribulations with work/family life – Rosemary handles all this and still ensures to connect with me to check in on me.

When I first heard that Rosemary was creating her organization, "Rosemary's Babies", I was very happy and proud. I knew she would be a monumental success with all the new journeys that would ensue. Rosemary's focus, determination, and persistence to stand up for those that need a voice and assistance is a perfect role for her and I see nothing but Rewards and Success in her future. Her organization is beneficial to the community and is based off her life experience as a teen parent herself.

I ask that you support the endeavors of Rosemary's Babies Company as they continue to change the trajectory of teen parent families and future generations.

Sincerely,

Antony West

Assistant Vice President | Credit Risk Segment Analyst

Fifth Third Bank 580 Walnut Street MD 10GA22 Cincinnati, OH 45202 513.534.4221 fax: 513.534.8334



July 7, 2020

Rosemary Oglesby-Henry
Rosemary's Babies Company
4439 Reading Road Suite 107
Cincinnati, Ohio 45229

Dear Ms. Oglesby-Henry:

On behalf of Health Care Access Now, I am pleased to support Rosemary's Babies Company proposal to build transitional housing.

HCAN was established to develop & deliver partnerships that among social service, medical, behavioral health providers & health insurance plans that serve Medicaid consumers in Greater Cincinnati. Our service approach is collaborative & leveraging opportunities to either deliver or subcontract with organizations that have capacity to deliver consistent services using a nationally endorsed model for care coordination. Utilizing Certified Community Health Workers, we deliver community-based care coordination to the underserved populations in Hamilton County.

Rosemary's Babies Company has served more than 400 families in Greater Cincinnati. This organization serves the at-risk youth ages 11-19 who are parenting, fall 200% below the poverty level, are homeless or couch hopping and are likely to live a life in poverty. Rosemary's Babies Company unique programming works to prevent these teens from dropping out of high school, alleviate their need for governmental benefits and support their efforts to make an affordable living to care for their family, including having an emergency account.

Health Care Access Now (HCAN) and Rosemary's Babies Company have collaborated to serve our community by working to connect our shared patients/clients to resources and services that address the barriers to health.

Sincerely,

Sarah Mills, MPA
Chief Executive Officer
Health Care Access Now

2602 Victory Parkway, Cincinnati, Ohio 45206 | 513.707.5697 | fax 513.245.4347

Health Care Access Now is a United Way Agency Partner

July 7, 2020

To Whom It May Concern:

This letter is in support of Rosemary's Babies, a United Way-funded Agency led by Rosemary Oglesby-Henry. United Way of Greater Cincinnati began to fund Rosemary's Babies during my term as President & CEO of United Way.

United Way funds Rosemary's Babies Leadership & Legacy Program for Teen Parents, an educational intervention program that helps teen parents master the concepts of self-leadership to leave legacies. The program was developed to improve the lives and outcomes of teen mothers, fathers and their children, as well as address the needs of teen parents that are not being addressed by current programs. The program is designed to help young parents succeed in both the short- and long-term, developing transferable leadership skills to bestow to their children. The program helps remove bondage, including generational poverty, that is passed down through generations in an effort to turn obstacles into opportunities.

The program is targeted and has produced strong outcomes in its early years, particularly focused on reducing risky behaviors, improving health and increasing access to healthcare. The program has recently started tracking increases in income and has achieved limited but promising results.

In my connections with CEO Oglesby-Henry, I have found her to be a capable, passionate and caring leader, willing to listen and learn and not afraid to take risks to help her teen parents improve their lives. I understand that Rosemary's Babies would like to create transitional housing for teen parents. I hope you will give Rosemary, and Rosemary's Babies, every consideration as she pursues this current dream for her teen parents.

Sincerely,

Robert C. Reifsnyder Retired
President & CEO
United Way of Greater Cincinnati
Senior Consultant
United Way Worldwide



3635 Reading Rd
CINCINNATI, OH 45229
TCBINC.ORG

September 10, 2020

To Whom It May Concern:

I am writing this letter of recommendation on behalf of Rosemary's Babies Company and its founder Rosemary Oglesby-Henry. Rosemary's Babies Company in the three years since it has opened its doors have served more than 400 families in Greater Cincinnati. This organization serves the at-risk youth ages 11-19 who are parenting, fall 200% below the poverty level, are homeless or couch hopping, and are likely to live a life in poverty.

Rosemary's Babies Company's current and proposed transitional housing plan aligns with the Avondale Quality of Life Plan as it will allow a safe place for young parents and their children, provide tutoring and workforce development, as well as a housing alternative to keep these parents off the streets.

Rosemary has an impeccable reputation in the city as both a person and a leader. We are lucky to have her and her organization in our city. The Avondale community would benefit greatly not only from the resources the organization provides but also from the presence of the organization in the Avondale ecosystem.

I support this organization.

Sincerely,

A handwritten signature in cursive script that reads "Reginald Harris".

Reginald Harris, MSW, LISW-S, CTP
Director of Community Life
The Community Builders
reginald.harris@tcbinc.org

MANAGED BY THE COMMUNITY BUILDERS



Laurie Pike
3929 Warwick Avenue
Cincinnati OH 45229
213-210-1764
northavondale@yahoo.com

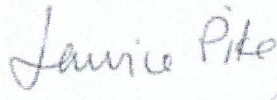
Sept 15, 2020

Dear Sir or Madam,

As a North Avondale resident, I am writing to express my support for the non-profit Rosemary's Babies, and in particular its proposal to convert the long-vacant Rubel House, at 3864 Reading Road, Cincinnati 45229, into transitional housing for the clients that Rosemary's Babies serves.

North Avondale residents often talk about our desire to have new life breathed into vacant properties in the area. We also see the increasing need for not-for-profit organizations such as Rosemary's Babies to serve people in poverty and in unstable housing situations. We stand firm in our belief that businesses and organizations that are owned or run by people in minority communities, and that serve all communities, are and should continue to be integral to North Avondale.

I have reviewed Rosemary's Babies' proposal for Holloway House/Rubel House as well as its Strategic Plans. I have toured the current Rosemary's Babies facility and met one-on-one with Rosemary Oglesby-Henry. I believe the organization's year-over-year growth, its success in attracting strong partners, and its clear vision for future success, make it an ideal new owner for Rubel House.



Laurie Pike

Laurie Pike
3929 Warwick Avenue
Cincinnati OH 45229
213-210-1764
thelauriepike@gmail.com

Sept 16, 2020

Dear Sir or Madam,

We, the descendants of the Rubel family, which for most of the 20th century owned and operated Rubel Bakery, are writing this letter in support of the sale of the Rubel House, at 3864 Reading Road, Cincinnati OH 45229, to Rosemary's Babies, a non-profit, which has proposed to create Holloway House, transitional housing for teen parents, on the property.

We understand that the property has not been in the Rubel family for many decades and that we have no say on the sale of it. We are writing merely as a gesture of support, and to say that we believe our forebears would also endorse this transition.

Walter Rubel, the last owner of Rubel Bakery, was a generous and open-hearted man. Himself the descendant of poor Russian Jewish immigrants, he knew what it meant to struggle with adversity and to need a helping hand. As a teenager, Walter worked for 10 cents an hour greasing pans at the Rubel Bakery (which was located at the corner of Melish and Bathgate streets). He worked his way up to become owner of the bakery—the last owner. As such Walter would approve of Rosemary's Babies' programs, which teach hard work and self-sufficiency.

It would be an honor for we descendants of the Rubel family to have the Rubel House become a place of service to the community in Cincinnati—to help people in real need.

Todd Rubel (nephew of Walter Rubel)
Jason Pike (grandson of Walter Rubel)
Tony Pike (grandson of Walter Rubel)
Mandy Cobble (step-granddaughter of Walter Rubel)
Andy Pike (step-grandson of Walter Rubel)
Laurie Pike (step-granddaughter of Walter Rubel)



9321 Montgomery Road
Cincinnati Ohio 45242

WEST SHELL

To all who are concerned:

It is with great honor and pleasure that I have been selected as the Realtor for Rosemary's Babies Company and the trusted advisor for acquisition of the Rubel House, then development of the Holloway House project.

We have already begun the process of acquiring the property. Once documents have been finalized, which should be by month end, we will be able to close within 30-45 days. Rosemary has tremendous support from the neighborhood, the Rubel family, and me.

As a member of several local non-profit boards and foundation boards, I am more than happy to give my support and endorsement to this project. I can see that Rosemary has done a lot of research, sought the council of local experts, and made a plan that can be executed in its entirety. I have seen Rosemary grow her organization so much over the last three years. She does not drop the ball.

Rosemary is very passionate about the work she does and her organization. She has worked tirelessly to make sure that the needs of the organization are met, and that there is continuous growth. Nothing has been handed to her. The growth of her organization has come from her hard work and dedication. I do not know how she does it all, but it makes it easy for me to feel confident in working with her on this or any other project.

Will this be a large project? Sure, but it would not be the first for this neighborhood, this city, this individual, or to fill in the gap. Rosemary's Babies Company has an amazing board filled with several experts that will oversee and help manage this project to completion. I will be on board to help guide them through acquisition and whatever may be needed post acquisition. In my nine years as a Realtor, I do not believe I have encountered a client so committed. And who does it with a smile.

I have no doubt in my mind that Rosemary will make Holloway House a reality. It will happen. It would be great if it could happen with the support of agencies that have the capacity and means to allow it to happen sooner, but as previously mentioned, Rosemary will make this happen.

This is the current plan.

Sincerely,

Shannon Crutchfield	<small> shannoncrutchfield 9017201130@COLDWELL BKERS-4333-6173-1101 </small>
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Shannon Crutchfield, Realtor
Coldwell Banker West Shell