

Good Afternoon,

Our organization sends you well wishes in hopes you find yourselves healthy in these tumultuous times. Since RBC's last chat with North Avondale much has occurred including The Port offering Rosemary's Babies Co. ***an offer to pursue a purchase option*** on The Rubel House located at 3864 Reading Road, Cincinnati Ohio 45229. It is to our understanding, The Port reviewed several proposals and allowed NAJSDC to review these as well. If you have not reviewed our proposal, we will be more than happy to send this and respond to any additional questions.

Our organization understands the concerns of several people in the North Avondale business community and our goal (short-term and long-term) is to be a good neighbor. To offer some clarity, RBC has not been granted a Purchase Option nor have we accepted a Purchase Option or agreement. RBC was *offered an opportunity to pursue a Purchase Option* and if we satisfied ALL the criteria, then we would be offered a Purchase Agreement, then an opportunity to acquire the property - with stipulations. Please understand, we believe several of these stipulations were put into place to show good faith to the North Avondale community that The Port is aware of your concerns, respects your input, and they are willing to hold RBC accountable if this project is abandoned.

Since 2020, RBC has worked to satisfy requests and due diligence to acquire this property. Like you, navigating The Port and City Administration can be quite challenging. RBC stayed the course and partnered with experienced leaders because we want to be a part of your community and restore The Rubel House (Holloway House & Resource Center) to its glory.

To clarify, RBC received the amended terms to the purchase option in mid-July, the term sheet from the city in August, and a copy of The Stabilization Agreement in August. Presently, we have reviewed the information and have not agreed to the purchase option as of this communication. At the July NANA meeting, Jan Kearney and Greg Landsman did not have knowledge or access to the purchase option.

Our CEO of Rosemary's Babies Co. and organization has met with opposition in the past but no more than the children and families we serve. Our organization sought out this community because we wanted our children to see inclusiveness, diversity, and healthy family structures firsthand. More, these young parents are able to envision their lives beyond the barriers in their neighborhood. I would hope that NANA and NAJSDC are willing to collaborate and work collectively to build capacity in the community and a striving business district. The Holloway House & Resource Center will add value to your community as a whole. If you were unaware, our current business model offers a resource center, library, and activities that would be open to the community. We have a soft commitment from partners like Toyota and others to create a state-of-the-art STEM & Technology Center. In fact, we will be offering preference to our neighbors to rent one of three office spaces and lease our space for small events. In the future, we would like to invite a NANA and/or NAJSDC member to be a partner for the renovation, perhaps join our committee, or apply for one of the many contract opportunities to bring this \$1.5M project to fruition. Finally, RBC has dedicated a board member, Elaine Bobbey, assigned as North Avondale's liaison. She welcomes questions or project clarity when attending NANA monthly meetings, and was present at your in-person meeting in July.

Our hope in sending the communication is to provide you some clarity, show the good nature of our organization, and give perspective on the advantages of an opportunity to work in service to our city, community, and children. We would appreciate a meeting with NAJSDC to discuss opportunities and partnerships if RBC moves forward with accepting the offer to pursue a purchase option and further purchase agreement. At this time, we are still having conversations with The Port and the City of Cincinnati to negotiate terms.

Thank you,
Rosemary Oglesby-Henry, CEO
Elaine Bobbey, North Avondale Liaison
RBC Board of Leaders