

City of Montgomery
Community Improvement Corporation Meeting
Annual Meeting of the Members and Trustees
February 5, 2025

Present

Brian Riblet, City Manager
Terry Donnellon, Law Director
Tracy Henao, Asst. City Manager
Kevin Chesar, Community Dev. Dir.
John Crowell, Police Chief
Maura Gray, Finance Director
Gary Heitkamp, Public Works Director
Matthew Vanderhorst, Community & Information Serv. Director
Paul Wright, Fire Chief
Amy Frederick, Community and Engagement Coordinator
Connie Gaylor, Clerk of Council

Members Present

Sasha Naiman, President
Catherine Mills Reynolds, Vice President
Lee Ann Bissmeyer
Chris Dobrozsi
Craig Margolis
Ron Messer
Ken Suer

The Montgomery Community Improvement Corporation (CIC) convened its Annual Meeting of the Members on February 5, 2025 at 5:45 p.m. at City Hall with President Margolis presiding.

Roll Call

All members were present.

New Business

Mr. Donnellon explained that this annual Meeting of the Members was an annual process to comply with the By-Laws of the Corporation to confirm the members of City Council as Trustees for the Corporation for the new year.

Mr. Messer moved that the following members be nominated and elected as trustees of the Community Improvement Corporation:

| | | | |
|----------------|--------------------------|-------------------|------------|
| Chris Dobrozsi | Craig Margolis | Sasha Naiman | Ron Messer |
| Ken Suer | Catherine Mills-Reynolds | Lee Ann Bissmeyer | |

Mr. Dobrozsi seconded. The Members unanimously agreed.

President Margolis moved to transition into the Meeting of Trustees. Vice President Naiman seconded. The Members unanimously agreed.

Meeting of Trustees

Organization

President Margolis explained that each year the CIC is required to hold an election of officers according to its By-Laws.

President Margolis moved to nominate Mrs. Naiman as President, Mrs. Mills-Reynolds as Vice President, and Mrs. Bissmeyer as Secretary/Treasurer. Mr. Dobrozsi seconded. The Trustees unanimously agreed,

The following Officers were nominated and unanimously elected:

| | |
|---------------------|--------------------------|
| President | Sasha Naiman |
| Vice President | Catherine Mills-Reynolds |
| Secretary/Treasurer | Lee Ann Bissmeyer |

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Minutes

Mr. Margolis made a motion to approve the December 18, 2024 CIC Meeting of the Trustee minutes. Mrs. Bissmeyer seconded. The Trustees unanimously agreed.

New Business

Acceptance of Financial Statements

Ms. Gray reviewed the following 2024 financial statements and corporation tax return for the Montgomery Community Improvement Corporation:

- The **Statement of Net Position** reflects that the corporation had assets net of liabilities of \$31,020.50 as of December 31, 2024.
- The **Statement of Financial Activities** reflects Grants Received of \$40,000.00, Interest Income of \$0, Grants Awarded of \$32,827.84 and Professional Fees expensed in the amount of \$36,000.00 for the year ended December 31, 2024.
- The **Statement of Cash Flow** reflects the corporation decreased its cash position from \$59,848.34 to \$53,950.50 as the result of cash payments to grantees in the amount of \$12,897.84 and payments to vendors in the amount of \$36,000.00. Funds are in a demand deposit account at Fifth Third Bank.

Review of Corporation's Tax Return for 2024

Ms. Gray reviewed the 2024 CIC Tax Return and informed the Trustees that a 990 Corporation Tax Return will be filed prior to the due date.

Ms. Gray stated that the 2024 Financial Statement and Tax Return was presented to the Financial Planning Committee at the February 3 meeting and was accepted by the Committee. Mr. Margolis moved to accept the Financial Statements and the 990 Corporation Tax Return for 2024. Mr. Messer seconded. The Trustees unanimously accepted the Financial Statements and the 990 Corporation Tax Return for 2024.

Historic Preservation Matching Grant for 9464 Montgomery Road

Ms. Henao explained that it is requested that the Montgomery Community Improvement Corporation (CIC) consider an application for a historic preservation matching grant from Gregory 9450 LLC for exterior renovations to the building at 9464 Montgomery Road. She stated the financial impact would be \$15,000.00 for the eligible exterior modifications. The total quote for the work, including a new standing seam metal roof, new gutters, and replacement of two windows is \$35,506.00.

Ms. Henao added that the building at 9464 Montgomery Road, Snider-Crain House, is a Landmark building and located in the Heritage District. The building dates to around 1818, when the two-story frame house was built by John Snider, who was a son of Cornelius Snider, one of the founders of Montgomery. Most recently, the property has been purchased by Taylor Rosenfeld of Gregory 9450 LLC, and the owner is making significant improvements to the building, including painting, a new roof, and gutters as well as repair/replacement of windows. The Landmarks Commission approved the improvements in two meetings in October and November of 2024.

In closing, Ms. Henao explained that Staff believes that the modifications to the exterior of the building are consistent with the Heritage District guidelines, will enhance the look of the building and preserve the structure for years to come. Staff appreciates the applicant's willingness to make improvements to the building and believes that the applicant is to be commended for going out of their way to put a standing seam metal roof onto the building. Staff is in support of the historic preservation matching grant to Gregory 9450 LLC for a new roof/gutters and new windows located at 9464 Montgomery Road in the amount of \$15,000.00.

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City Council thanked applicant Taylor Rosenfeld for being in attendance and for his improvements to the building.

Mr. Margolis made a motion to approve the historic matching grant in the amount of \$15,000. Mrs. Bissmeyer seconded. The Trustees unanimously agreed.

Old Business

There was no old business.

Other Business

President Naiman asked if there was any further business to discuss. There was none.

President Naiman asked for a motion to adjourn.

Mr. Margolis moved to adjourn. Mrs. Bissmeyer seconded. The Trustees unanimously agreed.

The meeting was adjourned at 5:50 p.m.



Secretary-Treasurer

Date