



COMMUNITY IMPROVEMENT CORPORATION AGENDA

10101 Montgomery Road • Montgomery, Ohio 45242
(513) 891-2424 • Fax (513) 891-2498

AGENDA
February 3, 2021
City of Montgomery
10101 Montgomery Road
City Hall

Meeting of Board of Trustees - 6:45 P.M.

1. Call to Order
2. Guests and Residents
3. Organization
 - a. President
 - b. Vice President
 - c. Secretary
 - d. Treasurer
4. Minutes - December 2, 2020
5. New Business
 - a. Acceptance of Financial Statements
 - b. Review of Corporation's Tax Return for 2020
 - c. Historic Matching Grant Program Extension
 - d. Historical Preservation Matching Grant Application for the Choate-Hattersley Carriage House.
6. Old Business
7. Other Business
8. Adjournment



January 29, 2021

To: Brian Riblet, City Manager

From: Katie Smiddy, Finance Director *ksm*

Subject: Financial Statements for the Montgomery Community Improvement Corporation

Please find attached the financial statements for the Montgomery Community Improvement Corporation which must be filed with the State Auditor's Office within 120 days after the end of the fiscal year.

The **Statement of Net Position** reflects that the corporation had \$2,134,186 in a demand deposit account at Fifth Third Bank as of December 31, 2020.

The **Statement of Financial Activities** reflects Grants Received of \$2,141,596, Interest Income of \$55, Grants Awarded of \$9,179 and Professional Fees expensed in the amount of \$36,000 for the year ended December 31, 2020.

The **Statement of Cash Flow** reflects the corporation increased its cash position from \$40,715 in 2019 to \$2,134,186 in 2020 as a result of a grant received from the City of Montgomery.

Please do not hesitate to contact me if there are questions or should you require additional information.

**Community Improvement Corporation of the City of
Montgomery, Ohio
Financial Statements
For the Year Ended December 31, 2020 and 2019**

MONTGOMERY COMMUNITY IMPROVEMENT CORPORATION
Statement of Net Position
Years Ended December 31, 2020 and 2019

	<u>2020</u>	<u>2019</u>
ASSETS		
CURRENT ASSETS		
Cash	\$2,134,186.06	\$ 40,714.62
TOTAL CURRENT ASSETS	<u>\$2,134,186.06</u>	<u>\$ 40,714.62</u>
 CURRENT LIABILITES		
Accounts Payable	\$ -	\$ 3,000.00
TOTAL CURRENT LIABILITES	<u>\$ -</u>	<u>\$ 3,000.00</u>
 NET POSITION		
Unrestricted	\$2,134,186.06	\$ 37,714.62
TOTAL NET POSITION	<u>\$2,134,186.06</u>	<u>\$ 37,714.62</u>

The notes to the financial statements are an integral part of these statements.

MONTGOMERY COMMUNITY IMPROVEMENT CORPORATION
Statement of Financial Activities and Changes in Net Position
Years Ended December 31, 2020 and 2019

	<u>2020</u>	<u>2019</u>
PUBLIC SUPPORT AND REVENUE		
Interest Income	\$ 55.22	\$ 212.20
Grants Received	<u>2,141,595.50</u>	<u> </u>
TOTAL REVENUE	<u>2,141,650.72</u>	<u>212.20</u>
EXPENSES:		
Grants Awarded	9,179.28	7,706.44
Professional Fees	<u>36,000.00</u>	<u>33,000.00</u>
TOTAL EXPENSES	<u>45,179.28</u>	<u>40,706.44</u>
CHANGE IN NET POSITION	2,096,471.44	(40,494.24)
NET POSITION BEGINNING OF YEAR	<u>37,714.62</u>	<u>78,208.86</u>
NET POSITION END OF YEAR	<u>\$2,134,186.06</u>	<u>\$ 37,714.62</u>

The notes to the financial statements are an integral part of these statements.

MONTGOMERY COMMUNITY IMPROVEMENT CORPORATION
Statement of Cash Flows
Years Ended December 31, 2020 and 2019

	<u>2020</u>	<u>2019</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash Payments to Vendors	\$ (39,000.00)	\$ (33,000.00)
Cash Payments to Grantees	(9,179.28)	(7,706.44)
NET CASH PROVIDED BY OPERATING ACTIVITIES	<u>(48,179.28)</u>	<u>(40,706.44)</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Earnings on Investments	55.22	212.20
Grants Received	2,141,595.50	
NET CASH FLOWS FROM INVESTING ACTIVITIES	<u>2,141,650.72</u>	<u>212.20</u>
NET INCREASE (DECREASE) IN CASH	\$2,093,471.44	\$ (40,494.24)
NET CASH AT BEGINNING OF YEAR	<u>40,714.62</u>	<u>81,208.86</u>
NET CASH AT END OF YEAR	<u><u>\$2,134,186.06</u></u>	<u><u>\$ 40,714.62</u></u>

The notes to the financial statements are an integral part of these statements.

Community Improvement Corporation of the City of Montgomery, Ohio

*Notes to the Basic Financial Statements
For the Year Ended December 31, 2020 and 2019*

Note 1 - Reporting Entity

The Community Improvement Corporation of Montgomery, Ohio (the Corporation) was created in accordance with Chapter 1702 of the Ohio Revised Code. The Corporation was created to assist the City of Montgomery in the revitalization and enhancement of property, and to advance, encourage and promote economic, commercial, and civic development. The Corporation has been designated as the City of Montgomery's agent for economic development.

Note 2 - Summary of Significant Accounting Policies

Basis of Accounting

The financial statements of the Corporation have been prepared in conformity with the accounting principles generally accepted in the United States of America.

Basis of Presentation

The financial statement presentation follows recommendations of the Financial Accounting Standards Board in its Statement of Financial Accounting Standards (SFAS) 117, Financial Statement for Not-For-Profit Organizations. Under SFAS No. 117, the Corporation is required to report information regarding its financial position and activities according to three classes of net position: unrestricted net position, temporarily restricted net position and permanently restricted net position. As of December 31, 2020, the net position of the Corporation is unrestricted.

Federal Income Tax

The Corporation is exempt from federal income tax under Section 501 of the Internal Revenue Code.

Note 3 – Cash and Cash Equivalents

Deposits with Financial Institutions

On December 31, 2019 and 2020, the carrying amount of all Corporation deposits was \$40,715 and \$2,134,186, respectively.

Concentration of Credit Risk

Custodial credit risk is the risk that in the event of bank failure, the City's deposits may not be returned to it. Ohio law requires that deposits be either insured or be protected by eligible securities pledged and deposited with a qualified trustee as security for repayment or participation in the Ohio Pooled Collateral System (OPCS), a collateral pool of eligible securities deposited with a qualified trustee and pledged to the Treasurer of State to secure the repayment of all public monies deposited in the financial institution. At year end the bank balance was \$2,134,186. Federal depository insurance covered \$250,000 of the bank balance and \$1,884,186 was collateralized with securities held in the Ohio Pooled Collateral System.

Community Improvement Corporation of the City of Montgomery, Ohio

*Notes to the Basic Financial Statements
For the Year Ended December 31, 2020 and 2019*

Note 4 – Related Parties

The Mayor and City Council comprise the Board for the Community Improvement Corporation of the City of Montgomery, Ohio.

The City of Montgomery provided a grant of \$50,000 to fund operating expenses during 2020.

The City of Montgomery provided a grant of \$2,091,596 for the acquisition of real estate to be sold for residential and commercial development in order to stimulate economic development in the downtown area of the City.

Note 5 – Prior Period Adjustment

There were Prior Period Adjustments made for 2019 to increase the balance in Cash and decreasing Professional Fees by \$3,000.

Note 6 – Current Liabilities

Accounts Payable

In 2015, the Corporation entered a contract with DSD Advisors to support the Corporation's goal of developing the Montgomery Quarter Project. The Corporation agreed to pay \$3,000 per month for the term of the contract in exchange for the agreed upon services.

Grants Payable

In 2014, the Corporation initiated a program to promote the preservation of historic buildings in the City of Montgomery. The historical building preservation program is designed to allow property owners of eligible structures to apply for a 50% matching grant up to a maximum of \$15,000 and a minimum of \$2,000 per grantee. In 2020, the Corporation has awarded grants in the amount of \$9,179 for the program. As of December 31, 2020, the Corporation had no outstanding liabilities for the historic preservation grant program.

Note 7 – Contingent Liabilities

Management believes that there are no pending claims or lawsuits.

Return of Organization Exempt From Income Tax

OMB No. 1545-0047

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

2020

Department of the Treasury
Internal Revenue Service

▶ Do not enter social security numbers on this form as it may be made public.
▶ Go to www.irs.gov/Form990 for instructions and the latest information.

Open to Public Inspection

A For the 2020 calendar year, or tax year beginning January 1, 2020, and ending December 31, 20 20

B Check if applicable:
 Address change
 Name change
 Initial return
 Final return/terminated
 Amended return
 Application pending

C Name of organization Montgomery Community Improvement Corporation
 Doing business as _____
 Number and street (or P.O. box if mail is not delivered to street address) 10101 Montgomery Road Room/suite _____
 City or town, state or province, country, and ZIP or foreign postal code Montgomery, Ohio 45242

D Employer identification number 31-1132938

E Telephone number 513-792-8349

F Name and address of principal officer: Brian Riblet, City Manager
10101 Montgomery Road, Montgomery, Ohio 45242

G Gross receipts \$ _____

H(a) Is this a group return for subordinates? Yes No
H(b) Are all subordinates included? Yes No
 If "No," attach a list. See instructions

I Tax-exempt status: 501(c)(3) 501(c) () ◀ (insert no.) 4947(a)(1) or 527

J Website: ▶ _____

K Form of organization: Corporation Trust Association Other ▶ _____

L Year of formation: 1984 **M** State of legal domicile: OH

Part I Summary		Prior Year	Current Year
Activities & Governance	1 Briefly describe the organization's mission or most significant activities: <u>Promote Economic and Civic Development in the City of Montgomery, Ohio</u>		
	2 Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.		
	3 Number of voting members of the governing body (Part VI, line 1a)	<u>3</u>	<u>7</u>
	4 Number of independent voting members of the governing body (Part VI, line 1b)	<u>4</u>	<u>7</u>
	5 Total number of individuals employed in calendar year 2020 (Part V, line 2a)	<u>5</u>	
	6 Total number of volunteers (estimate if necessary)	<u>6</u>	
	7a Total unrelated business revenue from Part VIII, column (C), line 12	<u>7a</u>	
b Net unrelated business taxable income from Form 990-T, Part I, line 11	<u>7b</u>		
Revenue	8 Contributions and grants (Part VIII, line 1h)		<u>2,141,596</u>
	9 Program service revenue (Part VIII, line 2g)		
	10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	<u>212</u>	<u>55</u>
	11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)		
	12 Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	<u>212</u>	<u>2,141,651</u>
Expenses	13 Grants and similar amounts paid (Part IX, column (A), lines 1–3)	<u>7,706</u>	<u>9,179</u>
	14 Benefits paid to or for members (Part IX, column (A), line 4)		
	15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)		
	16a Professional fundraising fees (Part IX, column (A), line 11e)		
	b Total fundraising expenses (Part IX, column (D), line 25) ▶ <u>33,000</u>		
	17 Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)		<u>36,000</u>
	18 Total expenses. Add lines 13–17 (must equal Part IX, column (A), line 25)	<u>33,000</u>	<u>45,179</u>
19 Revenue less expenses. Subtract line 18 from line 12	<u>(40,494)</u>	<u>2,096,472</u>	
Net Assets or Fund Balances	20 Total assets (Part X, line 16)	<u>40,715</u>	<u>2,134,186</u>
	21 Total liabilities (Part X, line 26)	<u>3,000</u>	<u>0</u>
	22 Net assets or fund balances. Subtract line 21 from line 20	<u>37,715</u>	<u>2,134,186</u>

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here

Signature of officer: Katie M. Smokey Date: 1/29/2021

Type or print name and title: _____

Paid Preparer Use Only

Print/Type preparer's name: _____ Preparer's signature: _____ Date: _____ Check if self-employed PTIN: _____

Firm's name ▶: _____ Firm's EIN ▶: _____

Firm's address ▶: _____ Phone no.: _____

May the IRS discuss this return with the preparer shown above? See instructions Yes No

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III

1 Briefly describe the organization's mission:

Promote Economic and Civic Development in the City of Montgomery, Ohio

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? Yes No

If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? Yes No

If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code:) (Expenses \$ 36,000 including grants of \$) (Revenue \$)

In 2015, the CIC entered into a contract with DSD advisors to support the goal of developing the Gateway Redevelopment/Montgomery Quarter Area. DSD Advisors works with the CIC to promote the interests of the CIC on redeveloping vacant land and bringing jobs to the City of Montgomery.

4b (Code:) (Expenses \$ 9,179 including grants of \$) (Revenue \$)

In 2014, the CIC initiated a program to promote the preservation of historic buildings in the City of Montgomery. The board allocated funds to the program whereby eligible structures would be given a 50% matching grant up to a maximum of \$15,000.00 and a minimum of \$2,000.00 per grantee.

4c (Code:) (Expenses \$ including grants of \$) (Revenue \$)

4d Other program services (Describe on Schedule O.)

(Expenses \$ including grants of \$) (Revenue \$)

4e Total program service expenses ▶ \$45,179

Part IV Checklist of Required Schedules

		Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? <i>If "Yes," complete Schedule A</i>		✓
2	Is the organization required to complete <i>Schedule B, Schedule of Contributors</i> See instructions?		✓
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i>		✓
4	Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? <i>If "Yes," complete Schedule C, Part II</i>		✓
5	Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? <i>If "Yes," complete Schedule C, Part III</i>		✓
6	Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? <i>If "Yes," complete Schedule D, Part I</i>		✓
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i>		✓
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i>		✓
9	Did the organization report an amount in Part X, line 21, for escrow or custodial account liability, serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? <i>If "Yes," complete Schedule D, Part IV</i>		✓
10	Did the organization, directly or through a related organization, hold assets in donor-restricted endowments or in quasi endowments? <i>If "Yes," complete Schedule D, Part V</i>		✓
11	If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable.		
a	Did the organization report an amount for land, buildings, and equipment in Part X, line 10? <i>If "Yes," complete Schedule D, Part VI</i>		✓
b	Did the organization report an amount for investments—other securities in Part X, line 12, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VII</i>		✓
c	Did the organization report an amount for investments—program related in Part X, line 13, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VIII</i>		✓
d	Did the organization report an amount for other assets in Part X, line 15, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part IX</i>		✓
e	Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i>		✓
f	Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? <i>If "Yes," complete Schedule D, Part X</i>		✓
12a	Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI and XII</i>		✓
b	Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional</i>	✓	
13	Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>		✓
14a	Did the organization maintain an office, employees, or agents outside of the United States?		✓
b	Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? <i>If "Yes," complete Schedule F, Parts I and IV.</i>		✓
15	Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? <i>If "Yes," complete Schedule F, Parts II and IV</i>		✓
16	Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? <i>If "Yes," complete Schedule F, Parts III and IV.</i>		✓
17	Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? <i>If "Yes," complete Schedule G, Part I See instructions</i>		✓
18	Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i>		✓
19	Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i>		✓
20a	Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i>		✓
b	If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?		
21	Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II</i>		✓

Part IV Checklist of Required Schedules (continued)

		Yes	No
22	Did the organization report more than \$5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? <i>If "Yes," complete Schedule I, Parts I and III</i>	✓	
23	Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? <i>If "Yes," complete Schedule J</i>		✓
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? <i>If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a</i>		✓
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?		✓
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?		✓
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?		✓
25a	Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? <i>If "Yes," complete Schedule L, Part I</i>		✓
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? <i>If "Yes," complete Schedule L, Part I</i>		✓
26	Did the organization report any amount on Part X, line 5 or 22, for receivables from or payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons? <i>If "Yes," complete Schedule L, Part II</i>		✓
27	Did the organization provide a grant or other assistance to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity (including an employee thereof) or family member of any of these persons? <i>If "Yes," complete Schedule L, Part III</i>		✓
28	Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions, for applicable filing thresholds, conditions, and exceptions):		
a	A current or former officer, director, trustee, key employee, creator or founder, or substantial contributor? <i>If "Yes," complete Schedule L, Part IV</i>		✓
b	A family member of any individual described in line 28a? <i>If "Yes," complete Schedule L, Part IV</i>		✓
c	A 35% controlled entity of one or more individuals and/or organizations described in lines 28a or 28b? <i>If "Yes," complete Schedule L, Part IV</i>		✓
29	Did the organization receive more than \$25,000 in non-cash contributions? <i>If "Yes," complete Schedule M</i>		✓
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? <i>If "Yes," complete Schedule M</i>		✓
31	Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I</i>		✓
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? <i>If "Yes," complete Schedule N, Part II</i>		✓
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? <i>If "Yes," complete Schedule R, Part I</i>		✓
34	Was the organization related to any tax-exempt or taxable entity? <i>If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1</i>		✓
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?		✓
b	If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? <i>If "Yes," complete Schedule R, Part V, line 2</i>		✓
36	Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? <i>If "Yes," complete Schedule R, Part V, line 2</i>		✓
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? <i>If "Yes," complete Schedule R, Part VI</i>		✓
38	Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11b and 19? Note: All Form 990 filers are required to complete Schedule O.	✓	

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V

		Yes	No
1a	Enter the number reported in Box 3 of Form 1096. Enter -0- if not applicable		
b	Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable		
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?		✓

Part V Statements Regarding Other IRS Filings and Tax Compliance (continued)

		Yes	No
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return		
	2a 0		
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns? Note: If the sum of lines 1a and 2a is greater than 250, you may be required to e-file (see instructions)		
	2b		
3a	Did the organization have unrelated business gross income of \$1,000 or more during the year?		✓
	3a		
b	If "Yes," has it filed a Form 990-T for this year? If "No" to line 3b, provide an explanation on Schedule O		
	3b		
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?		✓
	4a		
b	If "Yes," enter the name of the foreign country See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).		
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?		✓
	5a		
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?		✓
	5b		
c	If "Yes" to line 5a or 5b, did the organization file Form 8886-T?		✓
	5c		
6a	Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?		✓
	6a		
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?		
	6b		
7	Organizations that may receive deductible contributions under section 170(c).		
a	Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?		✓
	7a		
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?		
	7b		
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?		✓
	7c		
d	If "Yes," indicate the number of Forms 8282 filed during the year		
	7d		
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?		✓
	7e		
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?		✓
	7f		
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?		✓
	7g		
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?		✓
	7h		
8	Sponsoring organizations maintaining donor advised funds. Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?		
	8		
9	Sponsoring organizations maintaining donor advised funds.		
a	Did the sponsoring organization make any taxable distributions under section 4966?		
	9a		
b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?		
	9b		
10	Section 501(c)(7) organizations. Enter:		
a	Initiation fees and capital contributions included on Part VIII, line 12	10a	
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	10b	
11	Section 501(c)(12) organizations. Enter:		
a	Gross income from members or shareholders	11a	
b	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them.)	11b	
12a	Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?	12a	
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year	12b	
13	Section 501(c)(29) qualified nonprofit health insurance issuers.		
a	Is the organization licensed to issue qualified health plans in more than one state? Note: See the instructions for additional information the organization must report on Schedule O.	13a	
b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans	13b	
c	Enter the amount of reserves on hand	13c	
14a	Did the organization receive any payments for indoor tanning services during the tax year?	14a	✓
b	If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation on Schedule O	14b	
15	Is the organization subject to the section 4960 tax on payment(s) of more than \$1,000,000 in remuneration or excess parachute payment(s) during the year? If "Yes," see instructions and file Form 4720, Schedule N.	15	✓
16	Is the organization an educational institution subject to the section 4968 excise tax on net investment income? If "Yes," complete Form 4720, Schedule O.	16	✓

Part VI Governance, Management, and Disclosure For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes on Schedule O. See instructions. Check if Schedule O contains a response or note to any line in this Part VI

Section A. Governing Body and Management

		Yes	No
1a	Enter the number of voting members of the governing body at the end of the tax year		
	If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain on Schedule O.		
b	Enter the number of voting members included on line 1a, above, who are independent		
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?		<input checked="" type="checkbox"/>
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, trustees, or key employees to a management company or other person?		<input checked="" type="checkbox"/>
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?		<input checked="" type="checkbox"/>
5	Did the organization become aware during the year of a significant diversion of the organization's assets?		<input checked="" type="checkbox"/>
6	Did the organization have members or stockholders?		<input checked="" type="checkbox"/>
7a	Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?		<input checked="" type="checkbox"/>
b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?		<input checked="" type="checkbox"/>
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:		
a	The governing body?	<input checked="" type="checkbox"/>	
b	Each committee with authority to act on behalf of the governing body?	<input checked="" type="checkbox"/>	
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses on Schedule O		<input checked="" type="checkbox"/>

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

		Yes	No
10a	Did the organization have local chapters, branches, or affiliates?		<input checked="" type="checkbox"/>
b	If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?		
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	<input checked="" type="checkbox"/>	
b	Describe in Schedule O the process, if any, used by the organization to review this Form 990.		
12a	Did the organization have a written conflict of interest policy? If "No," go to line 13	<input checked="" type="checkbox"/>	
b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	<input checked="" type="checkbox"/>	
c	Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this was done	<input checked="" type="checkbox"/>	
13	Did the organization have a written whistleblower policy?	<input checked="" type="checkbox"/>	
14	Did the organization have a written document retention and destruction policy?	<input checked="" type="checkbox"/>	
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?		
a	The organization's CEO, Executive Director, or top management official		
b	Other officers or key employees of the organization		
	If "Yes" to line 15a or 15b, describe the process in Schedule O (see instructions).		
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?		<input checked="" type="checkbox"/>
b	If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?		

Section C. Disclosure

- 17** List the states with which a copy of this Form 990 is required to be filed ► **OHIO**
- 18** Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A, if applicable), 990, and 990-T (Section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.
 Own website Another's website Upon request Other (explain on Schedule O)
- 19** Describe on Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.
- 20** State the name, address, and telephone number of the person who possesses the organization's books and records ►
Katie Smiddy, Finance Director, 10101 Montgomery Road, Montgomery, Ohio 45242 513-792-8349

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Check if Schedule O contains a response or note to any line in this Part VII

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees, if any. See instructions for definition of "key employee."
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than \$100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.

See instructions for the order in which to list the persons above.

Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) Lee Ann Bissmeyer, Trustee	1							1,200		
(2) Mike Cappel, Trustee	1							1,200	Chris Dobrozsi	
(3)	1							2,400		
(4) Gerri Harbison	1						Craig Marqolis	1,200	1	
(5)								1,200		
(6) Lynda Roesch	1							1,200		
(7) Ken Suer	1							1,200		
(8) Brian K. Riblett, Executive Director	1							163,800		
(9) Katie M Smiddy, Finance Director	1							126,027		
(10)										
(11)										
(12)										
(13)										
(14)										

Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees *(continued)*

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(15)										
(16)										
(17)										
(18)										
(19)										
(20)										
(21)										
(22)										
(23)										
(24)										
(25)										
1b Subtotal								299,427		
c Total from continuation sheets to Part VII, Section A								0		
d Total (add lines 1b and 1c)								299,427		

2 Total number of individuals (including but not limited to those listed above) who received more than \$100,000 of reportable compensation from the organization **0**

	Yes	No
3 Did the organization list any former officer, director, trustee, key employee, or highest compensated employee on line 1a? <i>If "Yes," complete Schedule J for such individual</i>		✓
4 For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? <i>If "Yes," complete Schedule J for such individual</i>		✓
5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? <i>If "Yes," complete Schedule J for such person</i>		✓

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation

2 Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 of compensation from the organization **0**

Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII

		(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514	
Contributions, Gifts, Grants and Other Similar Amounts	1a Federated campaigns	1a				
	b Membership dues	1b				
	c Fundraising events	1c				
	d Related organizations	1d				
	e Government grants (contributions)	1e				
	f All other contributions, gifts, grants, and similar amounts not included above	1f				
	g Noncash contributions included in lines 1a-1f	1g \$				
	h Total. Add lines 1a-1f ▶					
Program Service Revenue			Business Code			
	2a _____					
	b _____					
	c _____					
	d _____					
	e _____					
	f All other program service revenue . .					
g Total. Add lines 2a-2f ▶						
Other Revenue	3 Investment income (including dividends, interest, and other similar amounts) ▶		55			
	4 Income from investment of tax-exempt bond proceeds ▶					
	5 Royalties ▶					
	6a Gross rents	6a	(i) Real	(ii) Personal		
			6b Less: rental expenses			
			6c Rental income or (loss)			
			d Net rental income or (loss) ▶			
	7a Gross amount from sales of assets other than inventory	7a	(i) Securities	(ii) Other		
			7b Less: cost or other basis and sales expenses			
			7c Gain or (loss)			
			d Net gain or (loss) ▶			
	8a Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c). See Part IV, line 18	8a				
			8b Less: direct expenses			
			c Net income or (loss) from fundraising events . . ▶			
	9a Gross income from gaming activities. See Part IV, line 19	9a				
9b Less: direct expenses						
c Net income or (loss) from gaming activities . . . ▶						
10a Gross sales of inventory, less returns and allowances	10a					
		10b Less: cost of goods sold				
		c Net income or (loss) from sales of inventory . . . ▶				
Miscellaneous Revenue			Business Code			
	11a _____					
	b _____					
	c _____					
	d All other revenue					
e Total. Add lines 11a-11d ▶						
12 Total revenue. See instructions ▶		2,141,651				

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.

	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21				
2 Grants and other assistance to domestic individuals. See Part IV, line 22	9,179			
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees				
6 Compensation not included above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages				
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)				
9 Other employee benefits				
10 Payroll taxes				
11 Fees for services (nonemployees):				
a Management				
b Legal				
c Accounting				
d Lobbying	36,000			
e Professional fundraising services. See Part IV, line 17				
f Investment management fees				
g Other. (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O.)				
12 Advertising and promotion				
13 Office expenses				
14 Information technology				
15 Royalties				
16 Occupancy				
17 Travel				
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings				
20 Interest				
21 Payments to affiliates				
22 Depreciation, depletion, and amortization				
23 Insurance				
24 Other expenses. Itemize expenses not covered above (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
a _____				
b _____				
c _____				
d _____				
e All other expenses _____				
25 Total functional expenses. Add lines 1 through 24e	45,179			
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720)				

Part X Balance Sheet

Check if Schedule O contains a response or note to any line in this Part X

		(A) Beginning of year		(B) End of year
Assets	1 Cash—non-interest-bearing	40,715	1	2,134,186
	2 Savings and temporary cash investments	0	2	0
	3 Pledges and grants receivable, net	0	3	0
	4 Accounts receivable, net	0	4	0
	5 Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		5	
	6 Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)		6	
	7 Notes and loans receivable, net		7	
	8 Inventories for sale or use		8	
	9 Prepaid expenses and deferred charges		9	
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a		
	b Less: accumulated depreciation	10b		10c
	11 Investments—publicly traded securities		11	
	12 Investments—other securities. See Part IV, line 11		12	
	13 Investments—program-related. See Part IV, line 11		13	
	14 Intangible assets		14	
	15 Other assets. See Part IV, line 11		15	
16 Total assets. Add lines 1 through 15 (must equal line 33)	40,715	16	2,134,186	
Liabilities	17 Accounts payable and accrued expenses	3,000	17	0
	18 Grants payable	0	18	0
	19 Deferred revenue		19	
	20 Tax-exempt bond liabilities		20	
	21 Escrow or custodial account liability. Complete Part IV of Schedule D		21	
	22 Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		22	
	23 Secured mortgages and notes payable to unrelated third parties		23	
	24 Unsecured notes and loans payable to unrelated third parties		24	
	25 Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17–24). Complete Part X of Schedule D		25	
	26 Total liabilities. Add lines 17 through 25	3,000	26	0
Net Assets or Fund Balances	Organizations that follow FASB ASC 958, check here <input type="checkbox"/> and complete lines 27, 28, 32, and 33.			
	27 Net assets without donor restrictions	37,715	27	2,134,186
	28 Net assets with donor restrictions		28	
	Organizations that do not follow FASB ASC 958, check here <input type="checkbox"/> and complete lines 29 through 33.			
	29 Capital stock or trust principal, or current funds		29	
	30 Paid-in or capital surplus, or land, building, or equipment fund		30	
	31 Retained earnings, endowment, accumulated income, or other funds		31	
32 Total net assets or fund balances		32		
33 Total liabilities and net assets/fund balances	40,715	33	2,134,186	

Part XI Reconciliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI

1	Total revenue (must equal Part VIII, column (A), line 12)	1	2,141,651
2	Total expenses (must equal Part IX, column (A), line 25)	2	45,179
3	Revenue less expenses. Subtract line 2 from line 1	3	2,096,472
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	37,714
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain on Schedule O)	9	
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	2,134,186

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII

	Yes	No
1 Accounting method used to prepare the Form 990: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O.		
2a Were the organization's financial statements compiled or reviewed by an independent accountant? . . . If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both: <input checked="" type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis	✓	
b Were the organization's financial statements audited by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both: <input checked="" type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis	✓	
c If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? . . . If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.	✓	
3a As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?	✓	
b If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why on Schedule O and describe any steps taken to undergo such audits .	✓	

**SCHEDULE I
(Form 990)**

Department of the Treasury
Internal Revenue Service

Name of the organization

City of Montgomery, Ohio

Part I General Information on Grants and Assistance

- 1 Does the organization maintain records to substantiate the amount of the grants or assistance, the grantees' eligibility for the grants or assistance, and the selection criteria used to award the grants or assistance? Yes No
- 2 Describe in Part IV the organization's procedures for monitoring the use of grant funds in the United States.

Part II Grants and Other Assistance to Domestic Organizations and Domestic Governments. Complete if the organization answered "Yes" on Form 990, Part IV, line 21, for any recipient that received more than \$5,000. Part II can be duplicated if additional space is needed.

1 (a) Name and address of organization or government	(b) EIN	(c) IRC section (if applicable)	(d) Amount of cash grant	(e) Amount of non-cash assistance	(f) Method of valuation (book, FMV, appraisal, other)	(g) Description of non-cash assistance	(h) Purpose of grant or assistance
(1)							
(2)							
(3)							
(4)							
(5)							
(6)							
(7)							
(8)							
(9)							
(10)							
(11)							
(12)							
2 Enter total number of section 501(c)(3) and government organizations listed in the line 1 table							0
3 Enter total number of other organizations listed in the line 1 table							0

For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Cat. No. 50055P

Schedule I (Form 990) 2020

OMB No. 1545-0047

2020

Open to Public Inspection

Employer identification number

31-1132938

Part III Grants and Other Assistance to Domestic Individuals. Complete if the organization answered "Yes" on Form 990, Part IV, line 22. Part III can be duplicated if additional space is needed.

(a) Type of grant or assistance	(b) Number of recipients	(c) Amount of cash grant	(d) Amount of noncash assistance	(e) Method of valuation (book, FMV, appraisal, other)	(f) Description of noncash assistance
1 Historical Preservation Grant	1	9,179.28		Actual invoices	
2					
3					
4					
5					
6					
7					

Part IV Supplemental Information. Provide the information required in Part I, line 2; Part III, column (b); and any other additional information.

In 2014, the CIC initiated a program to promote the preservation of historic buildings in the City of Montgomery. The board allocated funds to the program whereby eligible structures would be given a 50% matching grant up to a maximum of \$15,000.00 and a minimum of \$2,000.00 per grantee.

**SCHEDULE O
(Form 990 or 990-EZ)**

Department of the Treasury
Internal Revenue Service

Name of the organization
City of Montgomery, Ohio

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on
Form 990 or 990-EZ or to provide any additional information.

▶ Attach to Form 990 or 990-EZ.

▶ Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

2020

**Open to Public
Inspection**

Employer identification number
31-1132938

Review of Form 990: The annual CIC tax return is reviewed and approved by all members and trustees on an annual basis. There are meeting minutes from the Financial Planning Committee and the Council Work sessions detailing the discussion and approval of the annual return and associated forms.

Written conflict of interest policy: The City and it's trustees and members review the annual disclosure forms submitted by covered persons, and in compiling and maintaining a list of potentially conflicted entities and individuals.

Disclosure: The City provides its governing documents, policies and financial statements in meeting minutes and reports that can be found on the City website.

January 29, 2019

TO: Brian K. Riblet, City Manager

FROM: Tracy Henao, Assistant City Manager / Acting Com. Dev. Director *JMH*

SUBJECT: Historic Preservation Matching Grant Program

Request

It is requested that the Montgomery Community Improvement Corporation (CIC) consider a request to reinstitute the Historic Preservation Matching Grant Program for the remainder of calendar year 2021.

Financial Impact

The maximum financial impact would be \$40,000 if eligible projects were applied for and approved. The proposed maximum grant amount is \$15,000 with a minimum grant amount of \$2,000 and a required 50% match by the applicant. Details on the program and eligibility are provided in the packet.

Background

In November of 2013, the Community Development Department proposed a Historic Matching Grant Program to assist Landmark building owners and owners of contributing structures in the Heritage Overlay District with repairs and upgrades. The idea was received favorably by the Planning, Zoning and Landmarks Committee of Council and the Financial Planning Committee Council in a joint meeting on November 4, 2013 and was approved by the CIC at its' meeting on February 5, 2014.

Due to the success of the program in 2014, the Montgomery Community Improvement Corporation (CIC) reinstated the grant program for calendar year 2017 through 2020. Since the inception of the program, the CIC has awarded a total of \$67,201.14 in grants to the property owners of 8 Landmarks and one contributing structure including, the Arstingstall-May House, Parrot-Smith House, the Pure Oil Gas Station, the Grover Kjellenberg House, the James Ayers House, the Cameron Feintheil House, the Crain-Eberhard House, the Jonathan Crain House and the Country Arts Building.

Staff Recommendation

The Historic Preservation Matching Grant program has proven to be very successful since it began in 2014. Staff believes that there is continued interest in the grant program, and it will incentivize owners of Landmark and contributing structures to reinvest in the properties making the buildings more economically viable, increase the life of the building and preserve the character of the buildings and the Heritage District. Therefore, Staff recommends approval of the program for calendar year 2021.



Historic Preservation Matching Grant Program

Title: Historic Preservation Matching Grant Program

Funding Amount: Initial Capitalization of \$40,000

Timeframe: Calendar year 2018

Maximum Grant Amount: \$15,000

Minimum Grant Amount: \$2,000

Matching Requirement: Applicant must provide a minimum of 50% of the eligible costs

Applicant Eligibility: Eligible applicants are owners of City designated Landmark buildings or a property designated as a contributing structure in the Heritage Overlay District by the Landmarks Commission.

Eligible Costs for Reimbursement: Structural repair, exterior siding replacement, new roof, new windows, shutters and/or doors, foundation work, repair and/or replace significant architectural features and architect and/or engineering fees.

Ineligible Project Costs: New building additions, painting*, minor repair and maintenance, landscaping, insulation and weatherproofing*, broken window panes, non-contributing accessory buildings or structures, decks, patios, solar panels and fences.

*May be permitted as part of a larger project, if deemed appropriate by the Community Improvement Corporation (CIC)

Applicant Process:

- Submission of application to the Community Development Director, including written description of proposed work, architectural drawing, and cost estimate
- Approval of the project by the Landmarks Commission, if applicable
- Evaluation of project costs by Community Development Director and Landmarks Consultant, if necessary
- CIC approves or denies the grant application
- If approved, the applicant executes the grant agreement
- Applicant obtains building permit, if applicable
- Applicant submits invoices and documentation of the match
- City releases funds to owner and/or contractor on a cost reimbursement basis

January 29, 2021

TO: Brian K. Riblet, City Manager

FROM: Tracy Henao, Assistant City Manager / Acting Com. Dev. Director *JMH*

SUBJECT: Historic preservation matching grant for the Choate - Hattersley Carriage House

Request

It is requested that the Montgomery Community Improvement Corporation (CIC) consider a request for a historic preservation matching grant from Thomas Hattersley for renovation of the carriage house at 7967 Cooper Road to be known as the Choate - Hattersley Carriage House.

Financial Impact

The financial impact will be \$15,000, which is the maximum grant amount permitted under the Historic Preservation Matching Grant Program. The quote provided by T.B. Specialties and Design for the completion of the scope of work is \$36,108.26.

Background

The current owners, Thomas and Sharon Hattersley, are long time owners of the Wooley-Kelsch House and are currently rehabilitating the carriage house located on the same property at 7967 Cooper Road. The carriage house is a small structure located at the end of the driveway along the west edge of the property, which appears to date from the mid-1850s. The 2 ½ - story structure consists of an original side-gabled rectangular core and a 1-story shed-roofed addition on the rear. The carriage house has significant structure failure, and the owners are taking great care to ensure that the rehabilitation is done using materials appropriate for the era.

The CIC has awarded two Historic Preservation Matching Grants to the property owner for repairs to the Wooley - Kelsch House, in 2017 and 2019.

Landmarks Consideration

The Landmarks Commission met on January 13, 2021 to review this application and an application from the applicant to have the carriage house listed as a local Landmark. A historic and architectural assessment of the carriage house was completed by Beth

Sullebarger, Sullebarger Associates and Historical Consultant to the Landmarks Commission, which was discussed by the Landmarks Commission at the meeting.

After reviewing the application, the Landmarks Commission voted unanimously to approve the application and to recommend approval of the Historic Preservation Matching Grant. The Commission further recommended approval of the carriage house to be listed as a local Landmark, the Choate - Hattersley Carriage House. Legislation designating the carriage house a local Landmark will be brought forward to City Council for consideration at a later date.

Staff Recommendation

Staff supports the action of the Landmarks Commission and recommends approval of the historic preservation matching grant to Thomas Hattersley to rehabilitate the carriage house at 7967 Cooper Road in the amount of \$15,000. Staff believes that the rehabilitation and designation of the carriage house as a Landmark is a fantastic opportunity to not only preserve the structure, but to preserve a piece of Montgomery's history as a farming community.



APPLICATION TO SOLICIT OFFER FOR LANDMARK DESIGNATION

Project Address (Location): 7967 Cooper Road

PROPERTY OWNER(S) Hattersley Contact Tom 513 259 5402

Address same Phone: same

City Montgomery State Ohio Zip 45242

E-mail address that@cinci.rr.com

APPLICANT same Contact same

Address same Phone: same

City same State same Zip same

E-mail address same

Brief description of structure/property nominated for Landmark designation and reason structure/property should be considered:

Barn original to an existing landmark

Currently being rehabbed with of-the-era materials

See attach contractor proposal

See attached pictures

I hereby certify that the above information is true and accurate to the best of my knowledge. I further grant permission to Members of the Landmarks Commission, Landmark Commission consultants and City of Montgomery Staff to enter the property for the purpose of evaluating the nominated structure.

Property Owner Signature

Tom Hattersley

FOR DEPARTMENT USE ONLY

Meeting Date: 1/13/21

Total Fee: 0

Print Name ___T.J.Hattersley_____

Date _12 Nov 2020_____

T. B. Specialties and Design

5413 Kenridge Drive
 Blue Ash, Ohio 45242
 604-0033

Estimate-Bid Sheet

DATE 10/15/2020

CUSTOMER ADDRESS

Tom Hattersley
 7967 Cooper Road
 Montgomery, Ohio 45242

Bid Number 9355

ITEM	DESCRIPTION	QTY	RATE	TOTAL
NOTES	Owner will have the garage door and all hardware removed from structure. Owner will have all major impediments within the structure removed, any major movement of material by TBS will be charged in addition to this estimate. Owner will assume that the building is structurally substantial to be moved by the methods described in this bid and will pay TBS costs of labor, equipment and material completed if found to be otherwise during the described process. It will be known within the first fourteen days of attempted movement if the structure, as a whole, is moveable. There is no allotment in this bid for any roofing work that may be required after raising the ridge beam.		0.00	
Lab/Mat	Install plumb bobs at crucial locations to monitor movement through the process and record starting point measurements, add at additional locations and/or relocate as needed during project.	1	282.00	282.00
Lab/Mat	Strap structure below front gutter level, install stays, connect strap to block and tackle behind building and install winch at base of the pine tree behind building. Set tension to taunt for roof stabilization.	1	593.60	593.60

Thank you for choosing T B Specialties and Design to bid your project, we look forward to serving you.

TOTAL

SIGNATURE _____

T. B. Specialties and Design

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 Blue Ash, Ohio 45242
 604-0033

Estimate-Bid Sheet

DATE 10/15/2020

CUSTOMER ADDRESS

Tom Hattersley
 7967 Cooper Road
 Montgomery, Ohio 45242

Bid Number 9355

ITEM	DESCRIPTION	QTY	RATE	TOTAL
Lab/Mat	Install temporary posting to support loft floor for jacking if main ridge. Install straps and wench to pull front gable to remove 3" bow in front gable wall. Set jacks to raise ridge beam and help draw in front wall bow. Continue to add pressure over three to five day period for roof to gain shape. Measure plumb lines, record and add rear winch tension as needed.	1	1,424.00	1,424.00
Lab/Mat	Supply materials and install structurally correct collar ties when front and rear loft top plates are equidistant, 15' 0", and ridge beam is within reasonable distance of horizontal.	1	938.51	938.51
Lab/Mat	Removal and reinstallation of exterior barn veneer as may be needed to position jacking and/or strapping equipment through-out the project.	1	917.00	917.00
Demo/Haul	Remove the front four to five feet of main barn flooring to clear space for jack shoring. Clean, stock material that is reusable and haul debris.	1	453.00	453.00
Lab/Mat	Build jacking points for the two front corner posts, set shoring for same and install jacks. Set shoring and jacks at two locations under garage door I beam. measure and record plumb bob readings. Set tension and begin raising. Increase wench tension on upper building strap. Measure and record plumb bob readings. Let structure sit for two days.	1	1,051.45	1,051.45
Labor	Measure plumb bobs, record and compare to previous readings. Apply jack and wench tension based on readings. Measure and record. Remove additional main barn floor planks. Clean, stock, and haul. Let structure sit for two days.	1	571.00	571.00

Thank you for choosing T B Specialties and Design to bid your project, we look forward to serving you.

TOTAL

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Estimate-Bid Sheet

DATE 10/15/2020

CUSTOMER ADDRESS

Tom Hattersley
7967 Cooper Road
Montgomery, Ohio 45242

Bid Number 9355

ITEM	DESCRIPTION	QTY	RATE	TOTAL
Materials	Framing material, 4 x 4 and 6 x 6 posts for temporary supports while repositioning jacks.	1	600.00	600.00
Demo/Haul	Remove remainder of main barn flooring, clean, stock and haul. Assess floor joists, joist supports and bearing points under three rear posts.	1	841.00	841.00
Labor	Measure and record movement. Apply jack and wench tension. measure and record. By this point we should have a conclusion as to the viability of getting the structure to where we want it.	1	345.00	345.00
Lab/Mat	Install additional temporary/permanent structural support, in the event that sections of the structure are not moving in unison.	1	934.00	934.00
Labor	Continued jacking and wenching for two weeks +/- . Set jacks for rear center and east end bearing points of main barn and apply tensions to attempt to plain out with west end bearing point. Remove floor joists that need to be replaced, *** for bid purposes, the assumption is that all joist will need to be replaced ***. Save/clean any material that is reusable, load and haul all debris.	1	3,615.00	3,615.00
Labor	Assess the integrity of the band board at the rear of the main barn floor. *** For bid purposes, it is assumed that the existing band board can remain, but will need to be reinforced with additional ply(s) to support floor load. *** Supply rough sawn hard wood timber and install to provide adequate support of floor load.	1	2,188.00	2,188.00

Thank you for choosing T B Specialties and Design to bid your project, we look forward to serving you.

TOTAL

SIGNATURE _____

T. B. Specialties and Design

5413 Kenridge Drive
 Blue Ash, Ohio 45242
 604-0033

Estimate-Bid Sheet

DATE 10/15/2020

CUSTOMER ADDRESS

Tom Hattersley
 7967 Cooper Road
 Montgomery, Ohio 45242

Bid Number 9355

ITEM	DESCRIPTION	QTY	RATE	TOTAL
Lab/Mat	Determine what is needed to provide sufficient ground footing for four front wall support posts and band board for front end of floor joists. This line item is figured for use of existing corner stone piers, digging two footer holes for each side of the garage opening, forming and pouring a reinforced concrete monolithic mud sill the width of the barn at the new level of the front of building. Install temporary beams and posts to support structure when jacks need to be removed for the above foundation work. This bid assumes that the three bearing piers at the rear of the main barn floor are adequate for supporting posts.	1	6,609.00	6,609.00
Labor	Remove paver stone driveway material that will need to be reinstalled at new elevation for raised barn entrance. Stack on pallet and save for reuse.	1	287.00	287.00
Lab/Mat	Supply rough sawn 6 x 6 hardwood posts for each side of the garage door opening and rear center. Adjust garage door opening as needed to accommodate proper bearing below east end of existing I beam. Set posts and anchor I beam mechanically. Install temporary support for rear center post, remove existing, install new 6 x 6 post and remove temporary beams and posts/ supports.	1	2,323.70	2,323.70
Lab/Mat	Labor and material costs to supply and deliver rough sawn hardwood plank material. True 2" x 12" x 16' floor joists, 25' of front band board and true 1 1/2" x random x random floor plank.	1	5,789.00	5,789.00

Thank you for choosing T B Specialties and Design to bid your project, we look forward to serving you.

TOTAL

SIGNATURE _____

T. B. Specialties and Design

5413 Kenridge Drive
 Blue Ash, Ohio 45242
 604-0033

Estimate-Bid Sheet

DATE 10/15/2020

CUSTOMER ADDRESS

Tom Hattersley
 7967 Cooper Road
 Montgomery, Ohio 45242

Bid Number 9355

ITEM	DESCRIPTION	QTY	RATE	TOTAL
Lab/Mat	Raise and/or restructure existing catch basin in front of garage door, provide needed fill and reset drive pavers for new grade. Provide additional matching pavers that will be required.	1	1,182.00	1,182.00
Lab/Mat	Supply mechanical fasteners and install floor joists, 16" on centers. Supply fasteners and install main barn flooring. Clean job site, load all equipment, load all debris and haul from site.	1	5,164.00	5,164.00
TERMS	15% Deposit due at start of work(invoice will be delivered on first day). Progress invoices, for portions of bid completed, will be delivered every 10 to 14 days, due upon receipt. Progress invoices not to exceed 90% of bid. Balance due upon completion and receipt of final invoice. Additional work, not in bid, will be billed separately, upon completion and due upon receipt.			

Thank you for choosing T B Specialties and Design to bid your project, we look forward to serving you.

TOTAL \$36,108.26

SIGNATURE _____





SULLEBARGER ASSOCIATES

HISTORIC PRESERVATION CONSULTANTS

Historic and Architectural Assessment of the Barn
at 7967 Cooper Road, Montgomery, Ohio
December 15, 2020

Introduction

This historic and architectural assessment was undertaken to evaluate the significance of a barn at 7967 Cooper Road on the same property occupied by the Wooley-Kelsch House, a Montgomery landmark. (The current owners, Thomas J. and Sharon S. Hattersley, purchased the house from Thomas C. and Gail S. Kelsch in 1984.) This assessment follows a site visit on November 24, 2020 and addresses whether the barn is also worthy of landmark designation.

Description

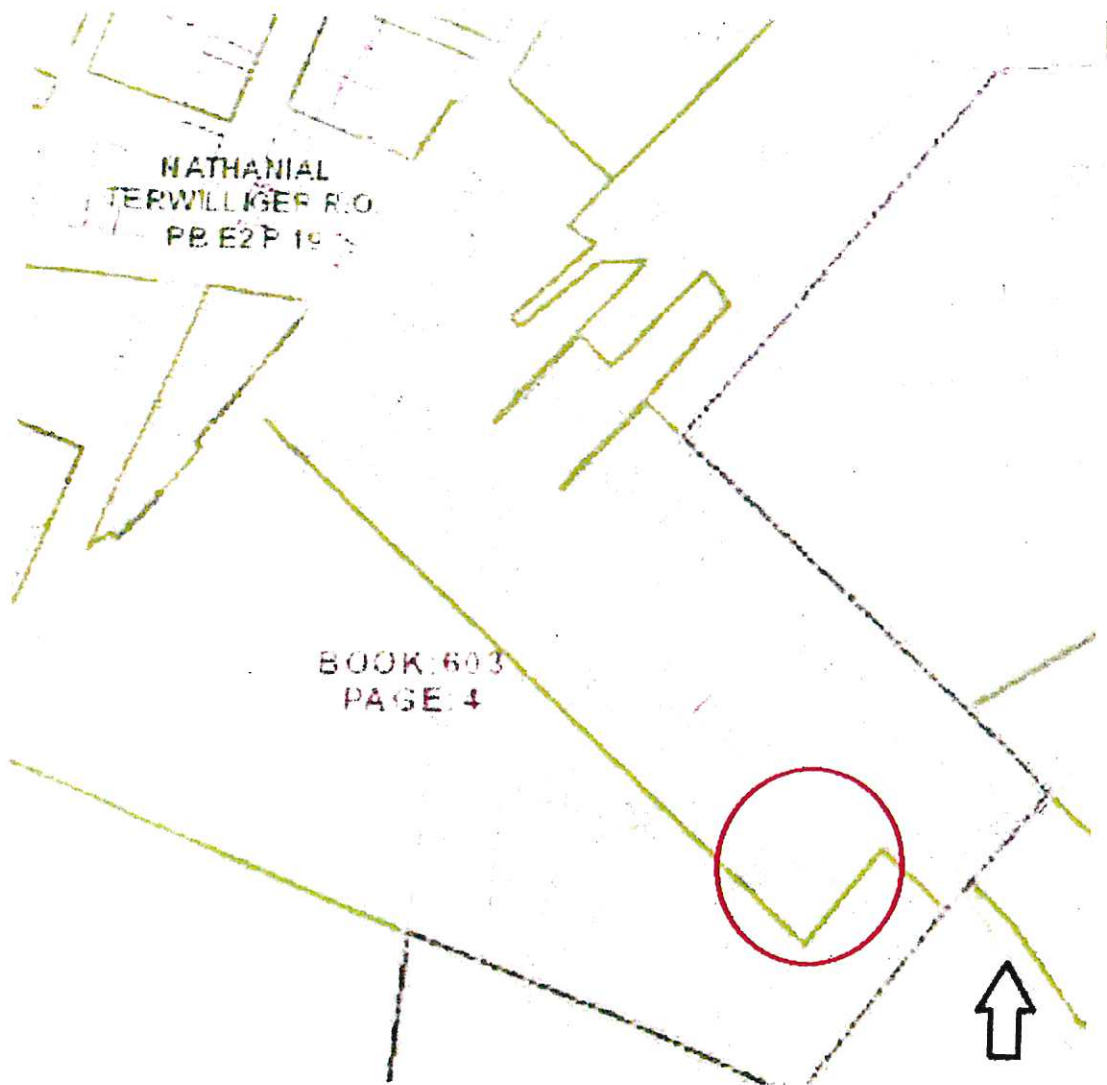
The small barn at 7967 Cooper Road is located at the end of a driveway along the west edge of the property. Currently undergoing rehabilitation because of structural failure, the 2 ½-story barn consists of an original side-gabled rectangular core and a 1-story shed-roofed addition on the rear. The historic core stands on deep rubblestone footers, while the addition has a foundation of rough poured concrete and various types of concrete block. The original barn is clad in board-and-batten siding with molded battens. The addition is faced on the rear with vertical boards and flat battens and on the side with narrow lap siding. The main roof, supported by common rafters, ridge board and tie beams, is covered with asphalt shingles. Some of the sheathing and tie beams have been replaced.



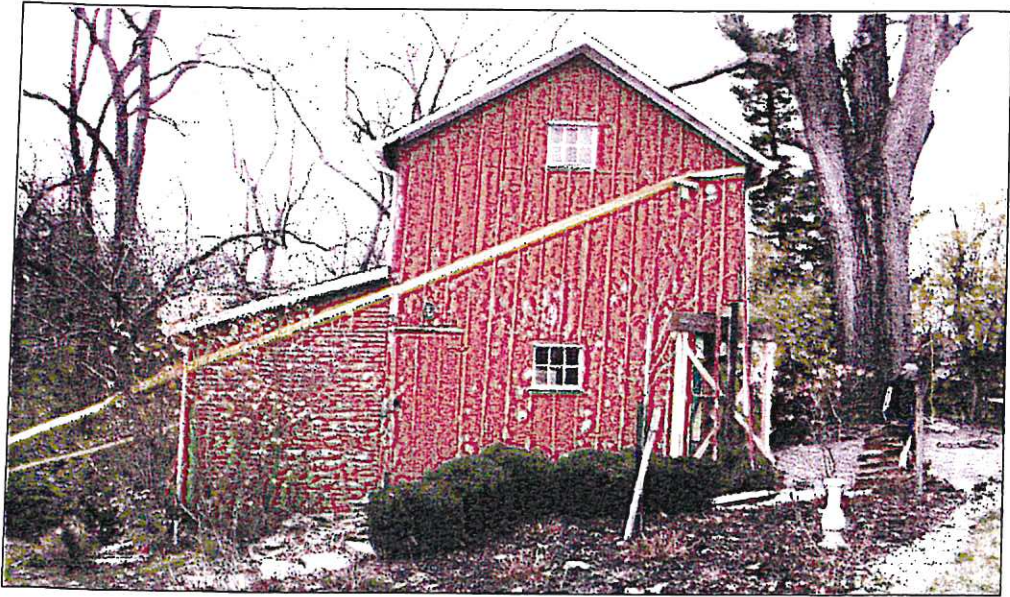
View of barn, north-facing front elevation

The front of the barn is accented by a center gable with a 6-pane wood window. There are two 6-pane sashes on the east and rear elevations, while the west side has just one opening with a single sash filled with plexiglass. The 6-pane sashes have very narrow muntins and appear original.

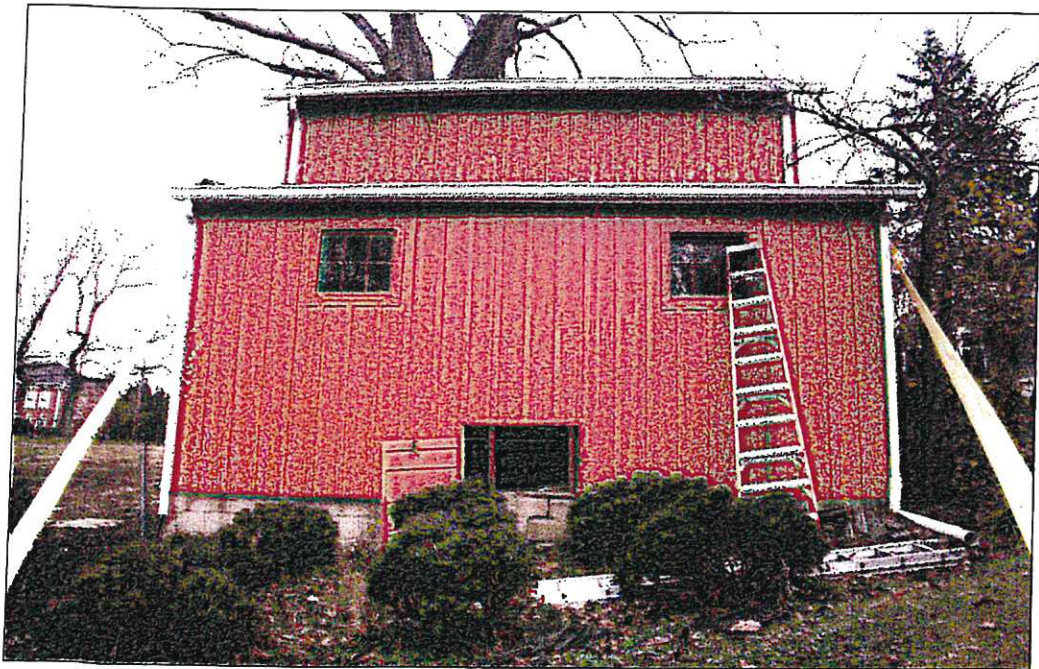
The front doorway has been altered, possibly in the 1950s, with the addition of a steel beam and installation of an overhead metal garage door, which has since been removed. Historically it is likely that there were two wide hinged doors in the center. There is also a hinged door on the upper left portion of the front elevation, which historically would have been used to hoist materials, such as hay, to the second floor for storage. A patched area on the upper right indicates there may have been another door at that location. There is also a man door on the east side.



Location map, 7967 Cooper circled in red

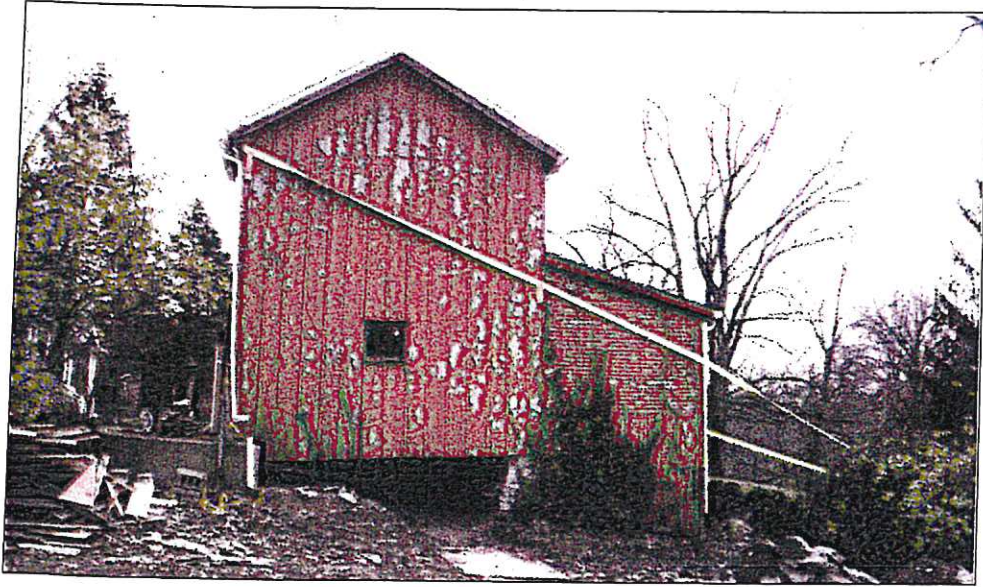


View of barn, east-facing elevation

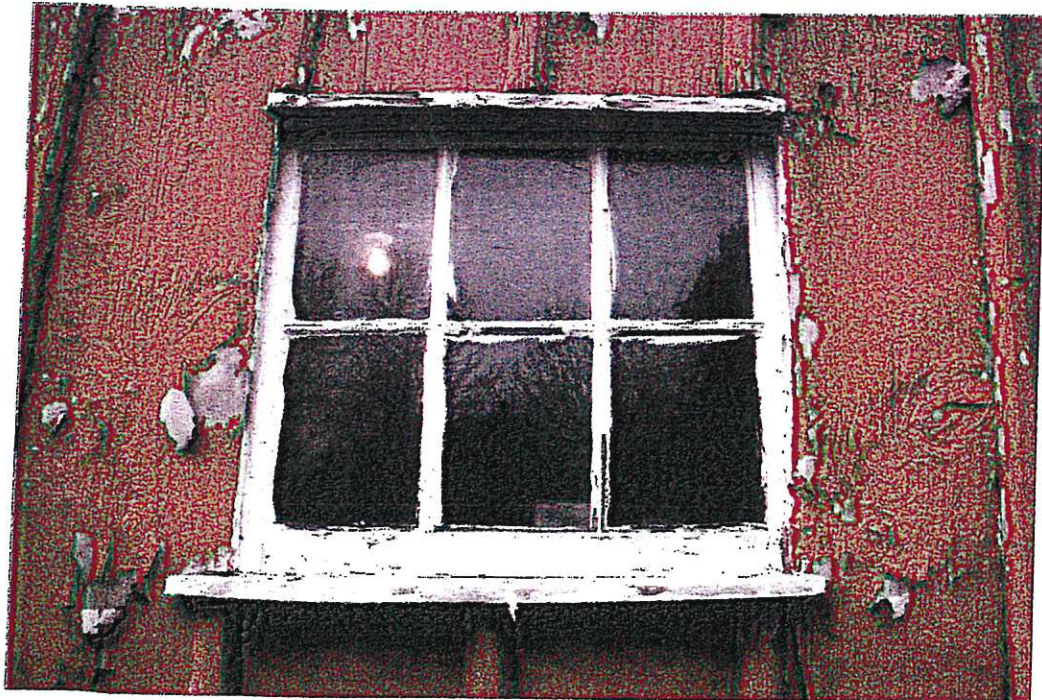


View of barn, south-facing elevation

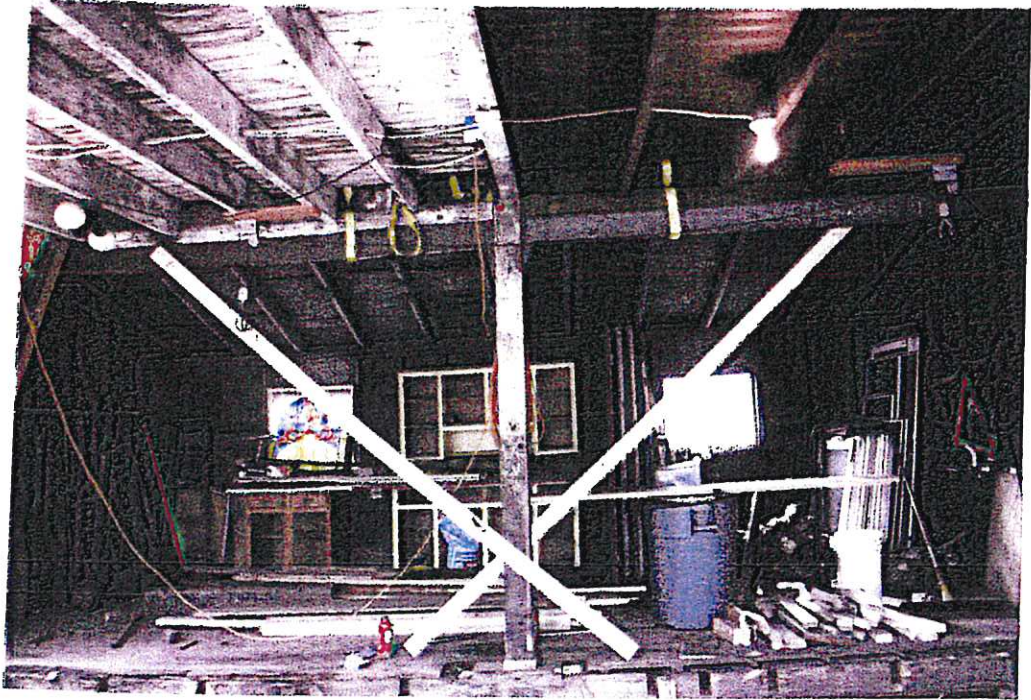
The framing in the original portion is all circular-sawn timber with pinned mortises and tenons. At the time of the site visit, the floorboards at the ground level had been removed, but the sill has notches indicating where the floor joists once supported wood plank flooring. It appears that the interior had a single open space adapted for storage of automobiles. The loft above is accessed from a ladder in the southeast corner. Patches in the floor indicate that the location of the ladder was changed several times.



View of barn, west-facing elevation



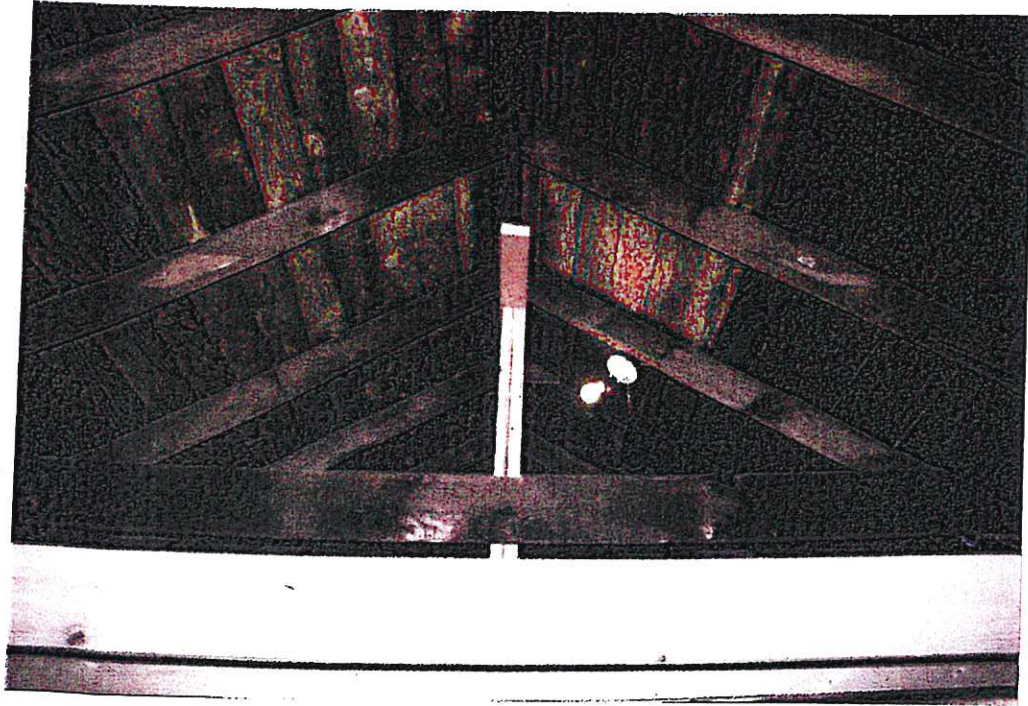
Detail of 6-pane window



View of Barn interior, looking into rear addition.

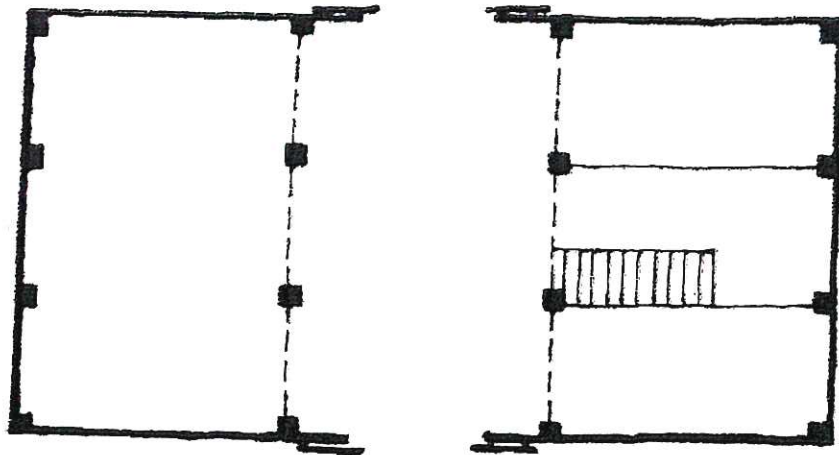


View of mortise-and-tenon framing on second floor



View of roof framing with ridge board and tie beams, some new

The barn at 7967 Cooper resembles an English or three-bay barn, a common type. According to Stephen C. Gordon, in *How to Complete the Ohio Historic Inventory*, "The three-bay plan provided for hand-threshing in the central bay with a hay mow along one side and oxen or horse stalls along the other. Central doors at the front and rear walls are nearly universal. The open central aisle or breezeway between the bays provided access to the haymows and was used for threshing and winnowing grain."



Typical English or Three Bay Barn Plan

However, the barn at 7967 Cooper does not closely conform with this barn type. The front doors have been removed, and the back wall was removed at the first floor when the rear addition was built, so there is no remaining evidence of rear doors. In addition, the slope of

the ground at the rear means that there may not have been doors there. Also, this barn does not appear to have been used for agricultural purposes because it is smaller and cleaner than expected for a farm building. It may instead have served as a carriage house, with a plan consisting of a center aisle, room for a carriage on one side and horse stalls on the other, plus a hay loft. The lack of physical evidence in the form of historic floorboards and joists prevents any further confirmation of this.

History of Ownership

The property on which the barn stands, Lot 14, is within the original plat of Montgomery recorded by Nathaniel Terwilliger in 1802, in the time of Montgomery's early settlement. Terwilliger was one of the founders of Montgomery in 1795, and the earliest homes were built in his subdivision on Mechanic or Mill Road (renamed Cooper in 1995).

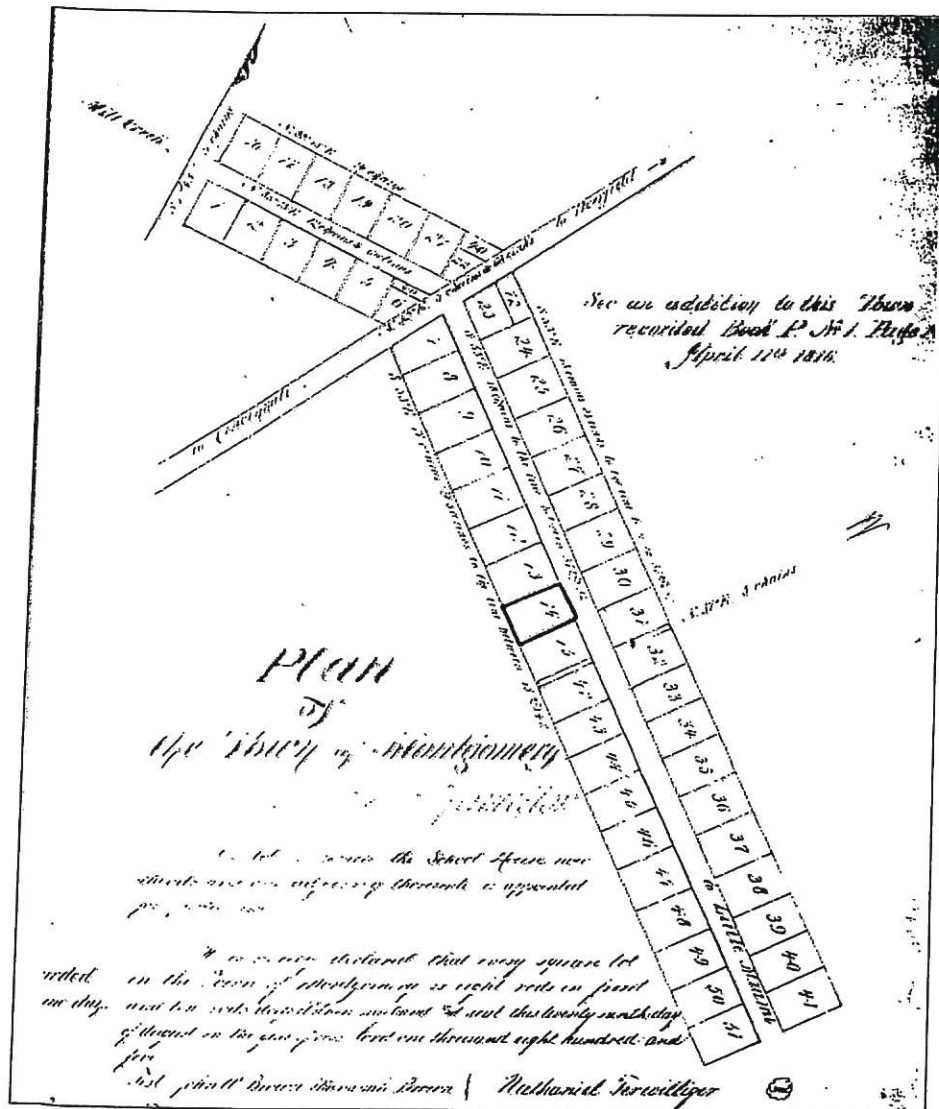
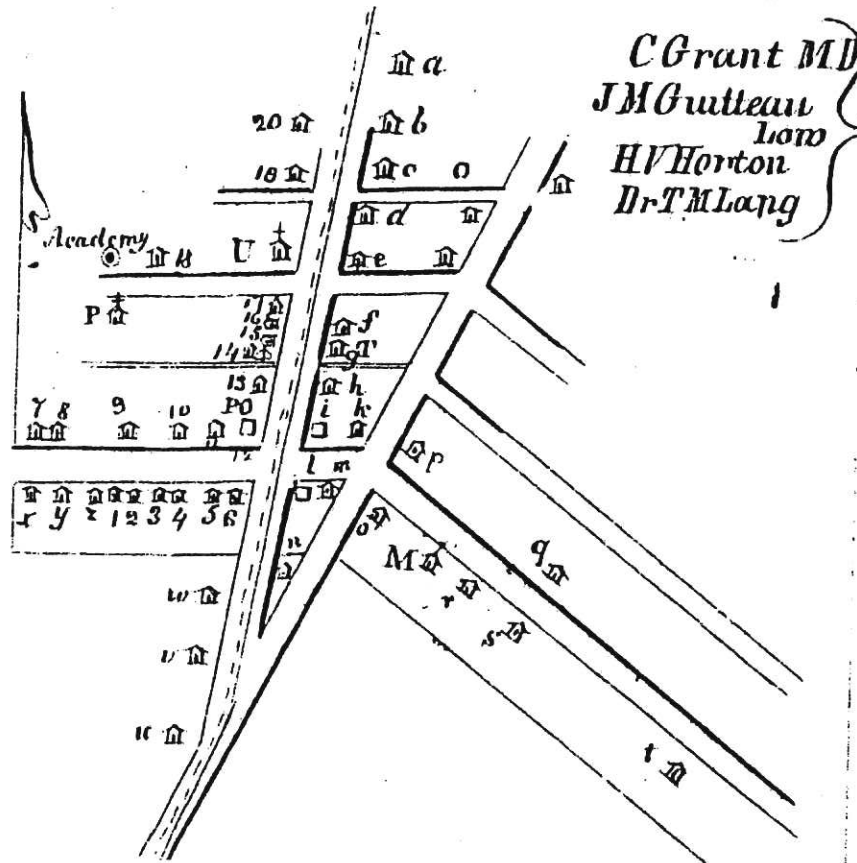


Figure 4. Plan of the Town of Montgomery, recorded by Nathaniel Terwilliger in 1802, Lot 14 (7967 Cooper Road) outlined in red

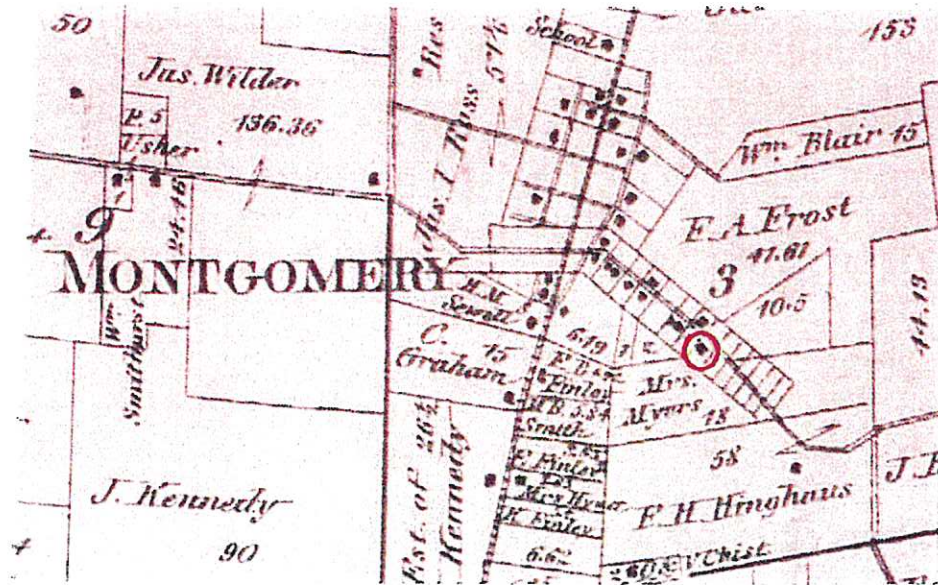
Initial development occurred closer to the intersection of Cooper and Main, and lot 14 was not built on until a good deal later. According to the *History of Montgomery: 1795 to 1995* (page 38), other early owners of the property were Joseph Crist, Cornelius Snyder and Lodowick Weller. (For a full summary of the deeds, see Attachment A. Title Search for 7967 Cooper Road – Thomas and Gail Kelsch, by Adele Blanton.)

MONTGOMERY



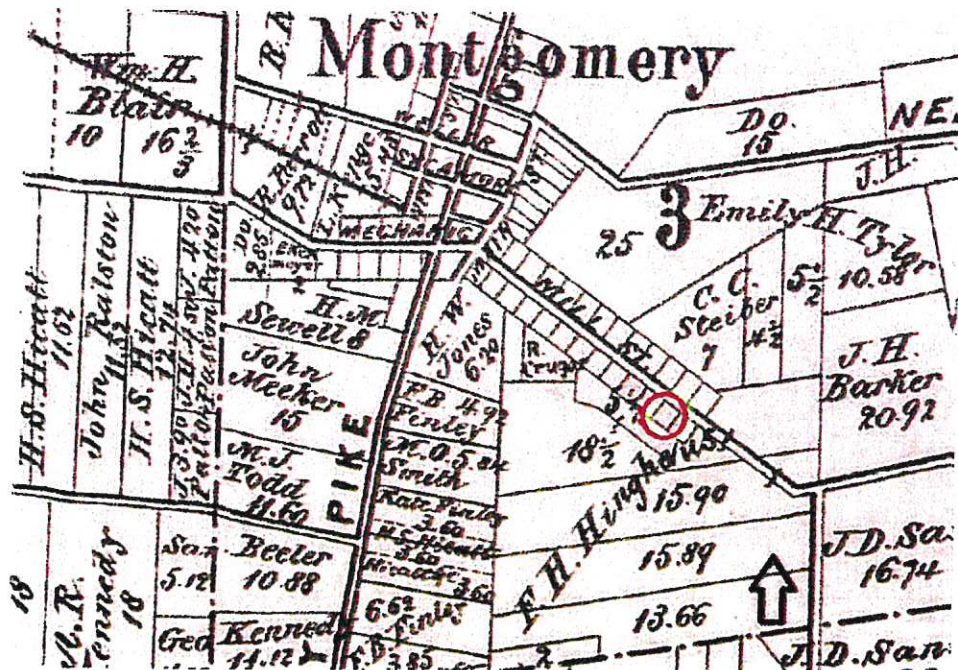
William D. Emerson, *Map of Hamilton County, 1847*,
Detail of Montgomery, Cooper Road in lower right

The 1847 map shows the earliest homes in Montgomery clustered around the intersections of Montgomery Road, Main Street, and Cooper Road. While there is a house labeled "t" at the southeast end Cooper Road, it is impossible to identify for certain and likely to be the c. 1810 Patmore-Lumley House at 7919 Cooper. According to the Hamilton County Auditor, the house at 7967 Cooper was built circa 1883, and Adele Blanton dated it to circa 1884 to 1888, based on a jump in value between those dates, which is usually indicative of an improvement to a property. The first mention of a house on or near the property, however, is in 1854, and when Ann Choate sold "5 acres, including lots 14 and 15" in 1856 to Nancy Hyde, the property had a "house and barn and other improvements" (Deed Book 220, Page 263). It is not known, however, whether these improvements were on Lot 14.



C. O. Titus, *Atlas of Cincinnati and Hamilton County*, 1869

The 1869 Titus Atlas above shows a house that could be at 7967 Cooper Road based on its position relative to other property lines. The 5-acre property including lots 14 and 15 was bequeathed by John T. Jones, a member of the Presbyterian Church, to the "Sycamore Church in Symmes Township," but the date is unknown. The church trustees sold this land to Florence and Harry Rainworth in 1878, who in turn sold it to Frank Hinghaus in 1881. The 1884 map below shows that Hinghaus owned five parcels totaling nearly 70 acres on the south side of Cooper Road, including a 5 ½-acre piece that includes Lot 14 (circled in red).



Moessinger & Bertsch, *Map of Hamilton County, Ohio*, 1884

It was Frank and Eliza Hinghaus who separated Lots 14 and 15, together totaling 1.71 acres, from the 5-acre parcel for the first time and sold them to James Baker in August 1883 for \$400 (Deed Book 567, Page 186). Baker quickly sold them to Joseph Wooley for \$500 just eight months later in April 1884. A big jump in price occurred when Wooley and his wife Mary E. sold the 1.71 acres to John J. Fallon in September 1888 for \$2250 (Deed Book 660, Page 102). Hence Blanton's assumption that the existing house was built between 1884 and 1888. However, the barn appears to be earlier, and possibly the house as well.

Statement of Significance

Based on documentary and physical evidence, it appears that the barn at 7967 Cooper Road dates from the mid-1850s.

In terms of documentary evidence, the first reference to a house, barn, and other improvements in 1856 is indicative, although it is not possible to ascertain for certain that these structures were on Lot 14. This would also mean that the house at 7967 Cooper Road, dated to 1883 by the county auditor and between 1884 and 1888 by Adele Blanton, may refer to replacement or major additions to an earlier house rather than initial construction. (Inspection of the foundation of the house may help clarify this.)

In terms of physical evidence, alterations to the barn over time make dating somewhat challenging, but several elements are consistent with a mid-1850s date. Those elements are 1) mortise-and-tenon framing, 2) circular-sawn lumber, and 3) board-and-batten siding with molded battens. According to barn expert Stephen C. Gordon, the English or Three Bay Barn was popular from circa 1800 to 1900, and that after 1830, mortise-and-tenon framing was used primarily. Circular-sawn lumber indicates that the barn was built after a lumber mill was present in the area. While no record of a nearby lumber mill was discovered in this investigation, Cooper Road was historically referred to as Mill Street (see 1884 map) and leads to the Little Miami River, the likely location of a mill and just over a mile away. The first recorded circular sawmill in Ohio, according to Martin's *History of Franklin County*, was constructed in 1819 on the Scioto River in Columbus, just above Rich Street. In 1834, there was one advertised in Cincinnati, and by 1840, there were 2,883 sawmills in the state.¹ Thus it is reasonable to assume that circular-sawn lumber was available in Montgomery by the mid-19th century, if not earlier. Board-and-batten siding was popular from 1845 to 1865, so that is consistent with a mid-1850s date for the barn at 7967 Cooper.²

The barn/carriage house at 7967 Cooper Road is considered potentially eligible for landmark status as a rare survivor from the mid-19th century. Although altered over time and currently undergoing rehabilitation, it retains sufficient integrity of materials and design to be considered historically representative of a mid-1850s barn/carriage house.

¹ James E. Defebaugh, *Lumber Industry, 490; Manufactures of the United States in 1860; Compiled from ... the Eighth Census* (Washington, D.C., 1865), 486.

² Robert Jensen, "Board and Batten Siding and the Balloon Frame: Their Incompatibility in the 19th Century," *Journal of the Society of Architectural Historians*, Vol. 30, No. 1 (March 1971), p. 40.

Attachment A

Title Search for 7967 Cooper Road for Thomas and Gail Kelsch

by Adele Blanton

Report to the Montgomery Landmarks Commission concerning the
"Kelsch House", at 7967 Cooper Avenue, Montgomery (Parcels 43 & 44).

This property was purchased on 16 May 1984 from Thomas C. & Gail S. Kelsch, by Thomas J. and Sharon S. Hattersley, the present owners. It includes the original Lot #14 of Terwilliger's village, plus land adjoining to the south.

- - - - -
Lot #14 (at one time, in the 1800's) had been part of 5 acres owned by the Associate Reformed Presbyterian Church. The trustees sold this land to F.M. Rainforth. (Deed Bk. 487, p. 279.)

"Mrs. Florence Rainforth and husband" sold the 5 acres to Frank H. Hinghaus. (D.B. 526, p. 139.)

11 Aug. 1883 - Frank & (wife) Eliza Hinghaus sold 1.71 acres (Lots #14 & #15) to James Baker, for \$400. (D.B. 567, p. 186.)

18 Apr. 1884 - James & (wife) Christina M. Baker sold the 1.71 acres to Joseph Woolley for \$500. (D.B. 567, p. 184.)

11 Sept. 1888 - Joseph & (wife) Mary E. Woolley sold the 1.71 acres to John J. Fallon, for \$2,250. (D.B. 660, p. 102.)

22 Nov. 1888 - John J. Fallon sold the above property to Elizabeth Constable, for \$2,250. (D.B. 662, p.77.)

9 Nov. 1891 - Alexander & Elizabeth Constable sold the 1.71 acres (Lots 14 & 15) to Samuel R. Elliott, for \$2,350.

- - - - -
A comparison of the purchase prices shows us that Joseph Woolley was the owner who made improvements to this property, (---very likely by building a house on it), sometime between April 1884 and Sept. 1888. On 14 May 1884, Joseph Woolley married Mary E. Lehmann, and during the period of this ownership of property, two children were born to them: Edna (b. Apr. 1885) and Stewart (b. Aug. 1887). The family later moved to Cincinnati & had at least 4 more children.

Title Search for 7967 Cooper Road - Thomas and Gail Kelsch

Plat Book No. 606, Page 4, Parcel 43 (old #14)
 Nathaniel Terwilliger's Subdivision D.B. "E.2" p. 19 R.O.
 Section 3, Township 4, Entire Range, Miami Purchase, Symmes Township

Book	Page	Grantor	Grantee	Date	Deed Book	Page
9B 45	32B 122E	Brown, Jas. F. & Catherine	Kelsch, Thomas & Gail	1/13/71	3769	84
"	"	Hulsbeck, Harold	Brown, James F. & Catherine W.	12/11/68	3694	961
45 9B	122F 32W	Hulsbeck, Harold Hulsbeck, Louise (one half interest from Louise Hulsbeck, died)		8/4/66	3496	218
45 9B	32 122E	Gerde, Charles H. Sr., Arthur, Jr. & Alma (had been deeded from May Gerde)	Hulsbeck, Harold & Louise	3/31/64	3340 3339 (Admin. Deed)	218
51	226	Schaefer, Frederick C.	(Lots 43, 44, 61 were consolidated 2/11/58 - see attached plat.) Gerde, May	9/11/23	1324 1447	209 603
51	224	Hartker, Anna	Schaefer, Frederick C.	8/4/22	1287	18
		Huffstadt, Zelah (& Lee, husband & Maude Schaefer & George, husband)	(Lots 14 & 15 = 1.71 a. + 71/100 a. in rear)			
			Hartker, Anna	11/6/18	1172	523
		(same acreage as above - \$2.00 Int. Rev. stamps cancelled)				
		(Will Bk. No. 76, p. 70, F. Schaefer left land to Zelah Huffstadt (his children))				
39	44	Constable, Alexander & Elizabeth	Elliott, Samuel R.	11/9/ 1891	726	9
		(warranty deed same acreage as above (Lots 14, 15) Elliott pd. \$2,350)				
		Fallon, John F. & Sarah	Constable, Elizabeth	11/22/ 1888	662	102
			(Constable pd. \$2,250)			

Deed Book Page	Grantor	Grantee	Date	Deed Book Page
39 44	Wooley, Jos.	Fallon, John F.	9/8/1888 (1.71 acres), pd. \$2250.	660 102
22 294	Baker, James & Christine M.	Wooley, Jos. (1.71 a. part same lot in Bk. 526, p. 136)	4/18/1884	567 184
22 294	Hinghaus, Frank	Baker, James (1.71 a. part same lot in Bk. 526, p. 136)	8/11/1883	567 186
22 292	Rainforth, H. & wife (5 acres includ. lots 14, 15, 42, 43, 44 & part of 45, part in Sect. 3, T.4, E.R.1)	Hinghaus, Frank	8/16/1881	526 139
9 406	Trustees of Presby. Ch. of Syc. (same acreage as above. Property described in part as being bounded to the N. by a road leading from Montgomery to Elliott Mill) (Cooper)	Rainworth, Florence & Harry	7/13/1878	487 279
9 406	Jones, John T. (member of Presby. Ch.) (same 5 acres as above - recorded in Record of Wills, Vol. 5, p. 120, Probate Court)	Sycamore Ch. in Symmes Township		
9 406	Karr, Harvey L. & Charlotte (same 5 acres as above, which improvements. Jones paid \$1 650)	Jones, John F.	9/20/1858	246 430
9 406	Hyde, Nancy & Carlos (same acreage as above, including house, barn, and improvements)	Karr, Harvey L.	9/20/1858	246 428
" "	Choate, Ann (same acreage as above, including house, barn, and improvements)	Hyde, Nancy	2/2/1856	220 263
" "	Dick, John R.	Choate, Ann		206 553

Series	Book	Page	Grantor	Grantee	Date	Deed Book	Page
1	9	406	Crist, Cyrenus	Choate, Ann	5/25/1854	202	210
			<p>(Lot #14 as designated on plat of Montgomery being the same premises formerly owned by Frederick Bufft now deceased and in his lifetime devised to me by written will and is the same lot on part of which the house is situated recently sold by the grantee herein to John R. Dick.)</p>				
			Choate, Ann	Dick, John R.	12/8/1852	182	283
			<p>(five acres including lots 14 & 15 as below in Bk. 107, p. 405. Dick paid \$1,200)</p>				
			Dana, Joseph	Choate, Ann	11/1845	107	405
			<p>(contains same five acres as Deed B, 246 above - house not mentioned, Choate paid \$1,200.)</p>				
			Auditor, Hamilton Co.	Mullen, Robert	12/1837		
			<p>for the taxes interest and penalty charged therein "towit" Lots #14, 15, & 28 in Terwilliger subdivision... which said taxes, interest and penalty amounting to the sum of \$187 and were forthwith paid by the purchaser to the Co. Tress. And more than 2 yrs. having elapsed from the time of said sale & the said lots so sold not having been redeemed and the Certif. of said sale of the same having been produced to use by said Robert Mullen. Now in consideration of the premises and on the request of said Mullen... Auditor (county) does hereby grant...."</p>				
	9	406	Weller, Lodwick	Snider, David	3/9/1836	55	421
			<p>"Lodwick Weller per Deed David Snider (refers to 1823), judgment against David Snider, Abraham Crist, Moses Crist, John E. Elliott, and John B. Sears. Lodwick Weller & survivor of Cornelius Snider & certain of certain & undertakings lately made."</p>				
			<p>..... Also at the same time & place did sell at public auction unto the said David Snider the said Lot No. 14 before described for the sum of \$20 being 2/3 of the appraised value thereof."</p>				

in part

Series	Book	Page	Grantor	Grantee	Date	Deed Book	Pa
1	9	406	Odell, John per auditor	Snider, Cornelius	2/28/1820 ⁹	53	2
V			Auditor to Cornelius Snider - This Indenture... 1820 ⁹ for and consideration of the sum of 350 \$ mills to Cornelius Snider for the land herein described, sold by treasurer as aforesaid to Snider on the 28th day of Dec 1820 for arrears of taxes due from Odell to the State of Ohio for the years 1828 for land said Cornelius Snider... the said lot of land, together with all improvements whatsoever to said premises belonging or in any wise appurtenant, and the appurtenances, and the profits thereof and all the right title and interest of Odell, the said owner, or claimant or of the former proprietor of, in and to the same."				
		406	Crist, Joseph	Dufft, Frederick	5/15/1815	0	2
			... all that certain tract or parcel of land of one acre and 73 poles adjoining the town of Montgomery - 3rd Sect. 4th Township in the Miami Purchase. (privileges & appurtenances the unto)				
			Terwilliger, Nathaniel Thomas Espy	Crist, Joseph Nathaniel Terwilliger			
			Received and recorded March 24, 1802. Hamilton County. (Be it remembered that on the 24th day of March 1802 before the Thos. Gibson (Justice of Ct. of Common Pleas) for the said entity personally appeared Nathaniel Terwilliger who being sworn according to law saith that the within plat of the Town of Montgomery in the Township of Columbia in the Co. of Hamilton is laid out in part by actual survey for the use and benefits of such persons as choose to purchase land, or one of the said lots in the said town of Montgomery the lots No. 41 & 51 are reserved for public ground." D. B. E2				
			John Cleves Symmes Deed Thomas Espy May 11, 1801	Thomas Espy Espy pd. \$888.87	3/1802	D.B. E2	
			being in the 21st section in the 4th township in the 2nd entire range and in the Miami Purchase and in the Co. of Hamilton - 587 1/2 acres				
			U. S. Govt.	John Cleves Symmes (cy of Symmes purchase in c fol. 66 ³ & per a.c.u.			1787 ²

These minutes are a draft of the proposed minutes from the Community Improvement Corporation. They do not represent the official record of proceedings until formally adopted by the Corporation. Formal adoption is noted by signature of the Secretary/Treasurer within the minutes.

City of Montgomery
Community Improvement Corporation
Meeting of the Board of Trustees
December 2, 2020

Present

Brian Riblet, City Manager
Terry Donnellon, Law Director
John Crowell, Police Chief
Gary Heitkamp, Public Works Director
Tracy Roblero, Asst. City Manager/Acting Comm. Dev. Dir- Phone
Katie Smiddy, Finance Director
Paul Wright, Fire Chief
Connie Gaylor, Clerk of Council

Board of Trustees Present

Lee Ann Bissmeyer, President-phone
Mike Cappel - teleconference
Chris Dobrozsi
Gerri Harbison
Craig Margolis
Lynda Roesch-teleconference
Ken Suer

President Bissmeyer called the meeting of the Trustees of the Community Improvement Corporation (CIC) for December 2, 2020, to order at 6:45 p.m. in a hybrid meeting at City Hall and by telephone conference with President Bissmeyer presiding. This remote access meeting was allowed by emergency legislation adopted by the Ohio General Assembly and approved by the Governor. The emergency legislation added language to RC Section 121.22 allowing public meetings by telephone conference during the current pandemic and declared State of Emergency. As required by the statute, notice of the telephonic meeting was publicized more than 24 hours in advance to allow public access through the same conference call-in service. The public was also given a backup number to call in the event there were technical difficulties. This Notice was posted on the City's website, and a similar Notice was sent to The Cincinnati Enquirer.

Roll Call

Mrs. Bissmeyer asked for the roll to be called.

The roll was called with all members answering as present.

Minutes

Mrs. Bissmeyer asked for a motion to approve the November 4, 2020 CIC Meeting minutes as amended.

Mr. Cappel made a motion to approve the minutes. Mr. Margolis seconded. City Council unanimously agreed.

New Business

President Bissmeyer explained that there was one item for consideration this evening by the Board. She explained that the Board Resolution was to ratify and reaffirm a Declaration of Covenants and Reservation of Public Easements for the Montgomery Quarter Project and to authorize the Executive Director to execute an Agreement of Lease for a portion of the public plaza. She asked Mr. Donnellon to provide background on the Resolution.

Mr. Donnellon noted that Mr. Dobrozsi will recuse himself from the discussion and vote as he does with all legislation regarding the Montgomery Quarter or roundabout.

Mr. Donnellon explained that one of the last steps to developing the Montgomery Quarter Project Site in Stage I is to establish certain easements and long-term maintenance responsibilities within the Project Site in and across the public improvements and the related private improvements. He stated that this Declaration sets forth the mutual responsibilities of both the Developer, the City, and The Montgomery Community Improvement Corporation (MCIC) for the development of the site, reserving to the MCIC an easement upon which will be constructed a public plaza abutting the hotel and the commercial developments. He explained the plaza will be an open public space to provide parking in support of the site and to host public events. The City, under its Construction Manager at Risk Agreement with Brandicorp, will complete the plaza improvements consistent with the plans for improvement which have been authorized and approved by the Planning Commission.

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Mr. Donnellon stated that once the plaza is completed, a portion of the plaza will be leased to the abutting hotel for periodic private events. He explained that the area is identified in the provided drawing. He explained that the Memorandum of Understanding outlines the terms for a Lease for a period of 30 years for that portion of the public space which will be reserved to the Developer and the hotel for periodic events. The initial Lease rate is \$12,000 per year for the first five years of the Term, and it escalates by \$3,000 per year for each Renewal five-year Term. He stated that this will enable the MCIC and the City to recover the investment for this space while also developing a capital reserve for future improvements during the 30-year term. He stated that as can be expected, it was important to have a long-term Lease so that the space could be marketed to a hotel which will know that they have control over the space to buildout their own adjacent improvements within their hotel structure.

Mr. Donnellon explained that while this is a 30-year Lease with escalators every five years, the use of the space is restricted to temporary structures which cannot remain in place for more than 48 hours. Similar to other Leases in the City, there is limited advertising permitted on the temporary structures with such advertising supporting the City, the Montgomery Quarter, or tenants within the Project Site. It is anticipated that the hotel abutting the site will use this event center for weddings and similar receptions on weekends. It may also be used by tenants of the office building to host events for their clients.

Mr. Donnellon added that to be able to provide beverage service, the license holder must have a leased premises, so this enables them to move a temporary bar on the site for private events. It is not a permanent outdoor bar, but a temporary facility as a majority of the time the area will be used for parking. He explained that the Declaration also restricts reserved parking to 50% of the parking spaces on the plaza.

Mr. Donnellon explained that the Declarations were a critical component for the Developers to be able to market the site. The Declarations detail the party's rights and responsibilities and assures potential tenants that this will be a vibrant public/private space. The Declarations also provide for public restrooms abutting the park within the garage to be constructed by the Port. The park facilities are not restricted, but similar to commercial space it was agreed that we will not compete but will complement the businesses abutting the park. The Developers were concerned that the City may use the park on frequent occasions for food events. To assure the success of the Quarter, we do not want to compete with the restaurants, but we want to compliment the restaurants with public events.

Mr. Donnellon explained that the Declarations will be recorded as an easement against the property, and as a property right it is appropriate to authorize the Declaration by Ordinance. To enable us to proceed to closing and recording the Declarations, Council is asked to pass the legislation as an emergency Ordinance rather than a Resolution so it will take effect immediately to allow timely closing.

Mr. Donnellon added that there are four Board Resolutions that the Board could approve as a group or individually.

Mrs. Harbison asked for clarification on the drawing which featured acorn lampposts which were not approved by City Council.

Mr. Donnellon explained that the drawing is an old version and that the Developers understood that acorn lights and wavy benches were not approved.

Mr. Donnellon asked if Council will vote on each Resolution separately or as one package.

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Mrs. Harbison made a motion to approve the Resolutions as a group. Mr. Margolis seconded. The Trustees unanimously agreed.

President Bissmeyer asked if there was any Old Business or Other Business. There was none noted.

President Bissmeyer asked if there were any Guests or Residents on the line. There was no response.

Mr. Cappel motioned to adjourn. Mr. Margolis seconded. The meeting was adjourned at 6:58 p.m.

Secretary/Treasurer

Date