

City of Montgomery  
Community Improvement Corporation  
Meeting of the Board of Trustees  
May 5, 2021

Present

Brian Riblet, City Manager  
Terry Donnellon, Law Director  
Tracy Henao, Asst. City Manager/Acting Community Dev. Dir.  
John Crowell, Police Chief  
Katie Smiddy, Finance Director  
Paul Wright, Fire Chief  
Matthew Vanderhorst, Community and Information Services Director  
Connie Gaylor, Clerk of Council

Board of Trustees Present

Lee Ann Bissmeyer, President  
Mike Cappel-Teleconference  
Chris Dobrozsi  
Craig Margolis  
Ron Messer  
Ken Suer

Board Members Absent

Lynda Roesch

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President Bissmeyer called the meeting of the Trustees of the Community Improvement Corporation (CIC) to order at 6:45 p.m. at Montgomery City Hall.

Minutes

Mr. Margolis moved to approve the minutes from the February 3, 2021, Meeting of the Members and the February 3, 2021 Meeting of the Trustees. Mr. Cappel seconded. The minutes were unanimously approved.

New Business

**Authorize the transfer of Lot 2F within the Montgomery Quarter Project to the City of Montgomery, Ohio**

**Authorize the amendment to the December 1, 2020 Cooperative Agreement**

Mr. Dobrozsi stated that he would be recusing himself from the discussion and vote like he has done with all legislation that relates to the development and roundabout. He explained that although he has no ownership interest in Neyer Properties, Inc. nor any in the limited liability companies in partnership to develop the Montgomery Quarter, he will continue to recuse himself from discussion and abstain from voting upon legislation related to the Montgomery Quarter project.

Mr. Donnellon stated that he would explain both Resolutions and then one motion can be made for both pieces.

Mr. Donnellon explained that the first Resolution was to transfer Lot 2F within the Montgomery Quarter to the City for development as a public park. He explained that currently the property is titled to the CIC and the request is to authorize the Executive Director to transfer the property to the City.

Mr. Donnellon explained that the second Resolution would authorize an amendment to the Cooperative Agreement between the CIC, the City, the Port of Greater Cincinnati Development Authority, and Gateway Partners Montgomery to facilitate an expanded scope for construction of the Public Parking Facilities in Stage 1. Mr. Donnellon stated that under a separate Resolution to be approved by the City, the City will be backstopping additional exposure to the Developer up to \$500,000 for construction of the garages. The Developer previously had trimmed their Contingency Fund to meet the City's cap for issuing the TIF bonds. A change in the Scope for the garage which will benefit the community may increase that cost of construction, and the separate Resolution passed by the City will fund that backstop for the Contingency funds which have been reduced. The MCIC is a party to the contract not for funding the garages, but to construction the garages within the Montgomery Quarter since the MCIC is the owner of the property.

Mr. Donnellon also stated that Mr. Messer is automatically a member and trustee as being a Council Member.

Mr. Margolis moved to accept the Resolutions as explained. Mr. Messer seconded. All Trustees unanimously agreed.

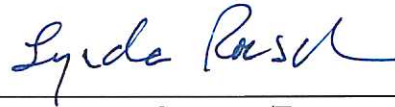
**Old Business**

There was no old business to discuss.

**Other Business**

President Bissmeyer asked if there was any further business to discuss. There being none, she asked for a motion to adjourn.

Mr. Suer moved to adjourn. Mr. Cappel seconded. The meeting was adjourned at 6:50 p.m.



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Secretary/Treasurer

6.2.2021

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Date