

City of Montgomery  
Community Improvement Corporation Meeting  
Annual Meeting of the Trustees  
March 23, 2022

**Present**

Brian Riblet, City Manager  
Terry Donnellon, Law Director  
Tracy Henao, Asst. City Manager  
Kevin Chesar, Community Dev. Dir.  
John Crowell, Police Chief  
Gary Heitkamp, Public Works Director  
Katie Smiddy, Finance Director  
Matthew Vanderhorst, Community & Information Serv. Director  
Paul Wright, Fire Chief  
Shawn Cooper, Customer Service Representative  
Amy Frederick, Community and Engagement Coordinator

**Members Present**

Lee Ann Bissmeyer, President  
Mike Cappel-Vice President  
Chris Dobrozsi  
Craig Margolis  
Ron Messer  
Sasha Naiman, Secretary  
Ken Suer

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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.

**Roll Call**

The roll was called, and all Members were present.

**Minutes**

Mr. Cappel moved to approve the minutes from the February 2, 2022, Meeting of the Members and the February 2, 2022 Meeting of the Trustees. Mr. Messer seconded. The minutes were unanimously approved.

**New Business**

**Acceptance of Financial Statements**

Ms. Smiddy reviewed the following 2021 financial statements and corporation tax return for the Montgomery Community Improvement Corporation:

- The Statement of Net Position reflects that the corporation had \$2,053,479.45 in a demand deposit account at Fifth Third Bank as of December 31, 2021.
- The Statement of Financial Activities reflects Grants Received of \$0, Interest Income of \$0, Grants Awarded of \$41,706.61, and Professional Fees expensed in the amount of \$36,000 for the year ended December 31, 2021.
- The Statement of Cash Flow reflects the corporation increased its cash position from \$2,131,186.06 in 2020 to \$2,053,479.45 in 2021 as a result of grants awarded and Professional Fees.

**Review of Corporation's Tax Return for 2021**

Ms. Smiddy reviewed the 2021 CIC Tax Return and informed the Trustees that a 990 Corporation Tax Return was filed this year.

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Mr. Cappel moved to accept the Financial Statements and the 990 Corporation Tax Return for 2021. Mr. Dobrozsi seconded. The Trustees unanimously accepted the Financial Statements and the 990 Corporation Tax Return for 2021.

#### Historic Preservation Marching Grant Application 2021

Ms. Henao explained this application is for a historic preservation matching grant from Galerie Four, LLC for exterior renovations to the Crain Conklin House at 9467 Montgomery Road. The financial impact will be \$15,000, the maximum grant amount permitted under the Historic Preservation Matching Grant Program. The quote provided for the exterior restoration work is \$30,381.

Ms. Henao explained the Jonathan Crain House was constructed in 1820 by William Crain, the village blacksmith. The house was transferred to the Conklin family in 1880, and the family retained ownership for approximately one hundred years. The house sits south of the Universalist Church and was included in one of the first and smallest National Register of Historic Places Historic Districts in the region in 1970. This District includes the Crain Conklin Building, the Universalist Church, the Pioneer Building and originally included the former Presbyterian Manse (now Montgomery Cyclery). The house features Federalist-style architecture, two front doors, and six over six windows. Distinguishing star-shaped ends to the anchor irons can be seen on each side of the building. The building has had two additions over the years, one in clapboard siding and the other in brick.

Ms. Henao stated the applicant is planning to make a significant investment in renovating the exterior of the building by replacing the roof, repairing the chimney, replacing the front doors, and restoring the front steps at both entrances. A Certificate of Approval for the work was issued on March 7, 2022.

Ms. Henao commented that the modifications to the exterior of the building are consistent with the Heritage District guidelines, will enhance the look of the building, and preserve this historic structure for years to come. Ms. Henao stated that Staff appreciates the applicant's willingness to improve the building and believes that the applicant is to be commended for going out of their way to ensure that the original door and step design will be incorporated into the work. Staff supports the historic preservation matching grant to Galerie Four, LLC for exterior renovations for the Crain Conklin House located at 9467 Montgomery Road in the amount of \$15,000.00.

Mr. Dobrozsi thanked the owner for their dedication and passion in keeping the property in good condition.

Ms. Berger, the owner of the property, replied this building is important to her and her family. She stated it has been in her family since 1973, but she has memories of her father working there even before they owned it.

President Bissmeyer mentioned the Jonathan Crain House is in a prominent location in Montgomery and thanked Ms. Berger for maintaining it and keeping it special.

Mr. Cappel moved to approve the grant. Mrs. Naiman seconded. The grant was unanimously approved.

#### **Other Business**

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

President Bissmeyer asked for a motion to adjourn.

Mr. Cappel moved to adjourn. Mrs. Naiman seconded.

The meeting was adjourned at 6:58 p.m.

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A handwritten signature in black ink, appearing to be "Seah R", written above a horizontal line.

Secretary-Treasurer

A handwritten date "4-6-22" written above a horizontal line.

Date