



COMMUNITY IMPROVEMENT CORPORATION AGENDA

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

**AGENDA
April 6, 2022
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**
- 4. Minutes – March 23, 2022**
- 5. New Business**
 - a. Commercial Exterior Renovation Grant for 5017 Cooper Road
 - b. Commercial Exterior Renovation Grant for 7800 Cooper Road
 - c. Commercial Exterior Renovation Grant for 7813 Ted Gregory Lane
- 6. Old Business**
- 7. Other Business**
- 8. Adjournment**

April 1, 2022

TO: Brian K. Riblet, City Manager

FROM: Tracy Henao, Assistant City Manager *JMH*

Cc: Kevin Chesar, Community Development Director

SUBJECT: Commercial Exterior Renovation Matching Grant Application for 5017 Cooper Road

Request

It is requested that the Montgomery Community Improvement Corporation consider an application for a commercial exterior renovation matching grant from Michael Kubicki on behalf of BKJ Limited for exterior renovations to the building at 5017 Cooper Road.

Financial Impact

The financial impact would be \$25,000 which is the maximum grant amount permitted under the Commercial Exterior Renovation Matching Grant Program. The quote provided for the exterior restoration work is \$215,710.

Background

The applicant is converting a former Car-X building into a retail jewelry store for Diamonds Rock. The applicant is making a significant investment into the existing building, which includes adding a mezzanine, a new entry feature, a vault and exterior façade improvements. The applicant is also making improvements to the site, including adding new parking spaces, signage and improving the landscaping.

Staff Comments

Staff believes that the conversion from an automobile repair facility to a retail building will have a positive impact on the area. The proposed improvements to the façade of the building would be a significant investment and would be in-line with the high-quality design called for in the Montgomery Road Commercial Corridor and as well as the other commercial districts within the city. Furthermore, Staff believes that the proposed project is beneficial as it would provide for a less intense use adjacent to the residential to the south. Staff is in support of the commercial exterior renovation matching grant for exterior renovations for the building located at 5017 Cooper Road in the amount of \$25,000.00.



Montgomery Community Improvement Corporation

Application for Commercial Exterior Renovation Matching Grant

Applicant: MICHAEL KUBICKI

Address: 5017 COOPER ROAD

Phone: 513-543-3888

Email: MJK@KUBICKIREALESTATE.COM

Property Owner: BKJ LIMITED

Address: 5017 COOPER ROAD

Phone: 513-702-5589

Email: MLANE@ARJSEJEWELRY.COM

Is the building located in the Heritage District? NO

If so, is the building a Landmark Building or Contributing Structure? NO

Brief description of proposed work: RENOVATION OF A
FORMER AUTO REPAIR SHOP TO A
JEWELRY STORE

I hereby certify that the proposed work is authorized by the owner of record and that I have been certified by the owner to make this application as "Authorized Agent". A completed application for Certificate of Approval, site plan and a cost estimate have been included. It is understood that the City grant is a maximum of 50% of eligible expenses, and that the grant is awarded on a reimbursed basis.

Michael Kubicki
Signature of Applicant

3-18-22
Date

SCOPE OF WORK
Division 08 - Glass
SC-009

A.) DEFINITION, CORRELATION AND INTENT:

Subcontractor agrees to make the project complete in every respect insofar as this Subcontract is concerned in strict accordance the **Division 08 - Glass** Bid Package, the Contract Documents, shop drawings and submittals as approved by the Architect and/or Owner. The Subcontractor shall assume the responsibility as the professional as related to their scope of work and has submitted a proposal to reflect a full and complete operational system in compliance with all manufacturer specifications, jurisdictional requirements, and the intent of the drawings.

B.) DOCUMENT REFERENCE:

Subcontractor is responsible for **ALL** Drawings & Specifications and is aware of various details included and/or implied within those drawings that may be applicable to this scope.

1. CD Permit Set REV 3 02.24.22

C.) PROJECT MILESTONES

Subcontractor acknowledges that the progress schedule can be updated, and work logic revised as it services the project and deliver the project phasing with these milestone dates.

1. Substantial Completion: 06.03.22

D.) PRIMARY SCOPE OF WORK

1. Scope of Work Specific Inclusions:

The Subcontractor shall furnish and install the work of this Subcontract in accordance with the Contract Documents, including but not limited to the following:

- a. This contractor is responsible for providing – See attached proposal
- b. Subcontractor is responsible for coordinating, scheduling, and facilitating all inspections/tests with Manning.
- c. Provide the following closeout documents: (1) electronic copy of
 - i. Standard Final Layout/Drawings
- d. Includes (1) year warranty for defective material and workmanship.
- e. Includes Ohio sales tax

E.) EXCLUSIONS

1. Drilling and Fabricating Hollow Metal Stops
2. Final Cleaning

F.) UNIT RATES (FOR CHANGE ORDERS / T&M WORK AT THE DIRECTION OF Manning):

1. Installer: \$55/hr
2. Laborer: \$45/hr

G.) ALTERNATES / OPTIONS (NOT INCLUDED IN BASE AMOUNT):

1. Add Screens @ Operable Windows \$2,040.00

H.) RECAP OF CONTRACT AMOUNT:

1. Base Contract: \$108,415.00
2. Deduct Type "A" Window @ Polish Room: (\$1,660.00)

Total Bid Package: \$106,755.00

END OF SCOPE OF WORK

Quotation

Phone: 513-961-4800
Fax: 513-961-4846
E-mail Troy@McAndrewsGlass.com

To: Manning Contracting
Attn: Larry
From: Troy McAndrews
Date: 3/4/2022
Re: Diamonds Rock-revised per permit revision 2

EFCO as aluminum supplier

Black finish

2"x4 1/2" thermally broken center plane storefront system at exterior

1 3/4"x 4 1/2" non-thermal system at interior

Medium stile doors with 10" bottom rail and manufacturer's standard hardware including offset pivots, pull, panic, electric strike and closer

WINCO as aluminum window supplier

The upper windows will be difficult to operate due to the size and location

Black anodized finish

1150 series

Project out awning windows

(1) 10' pole operator included

Glass at lower exterior areas is 1" insulated clear laminated/standard low-e

Tempered where required

Interior vestibule glass is 5/16" laminated

Wood applied muntins by others

Interior office glass is 1/4" clear tempered

Sliding pass-thru windows included

Applied grid on interior and exterior included

1", flat profile

Interior and exterior perimeter caulking included, (1) joint per side

Drilling and fabricating hollow metal stops excluded

Non-prevailing wages included

Tax included

Final cleaning excluded

Anything not specifically included above is excluded

This quote is good for 30 days

Total \$108,415

Add for screens at operable windows Total \$2040

Deduct for (1) type A window (\$1660)

MCANDREWS WINDOWS & GLASS RIVERCITY GLASS INC.
820 STATE AVE, CINCINNATI OHIO 45204

DS
W

DS
SC

DS
T



Preliminary Concept for Reference
North Facade Facing Cooper Road

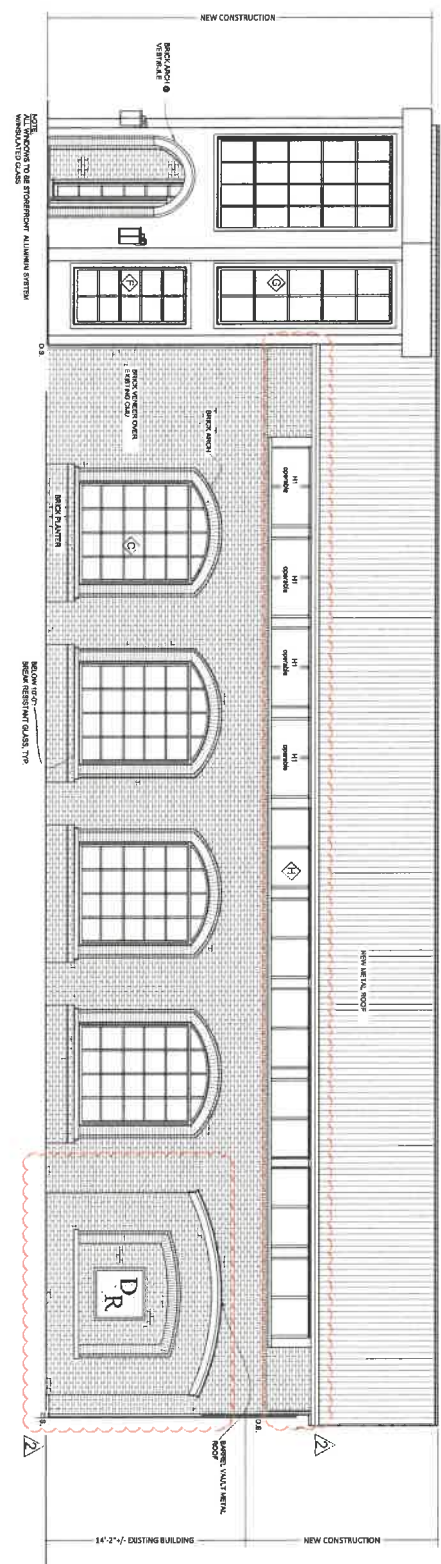
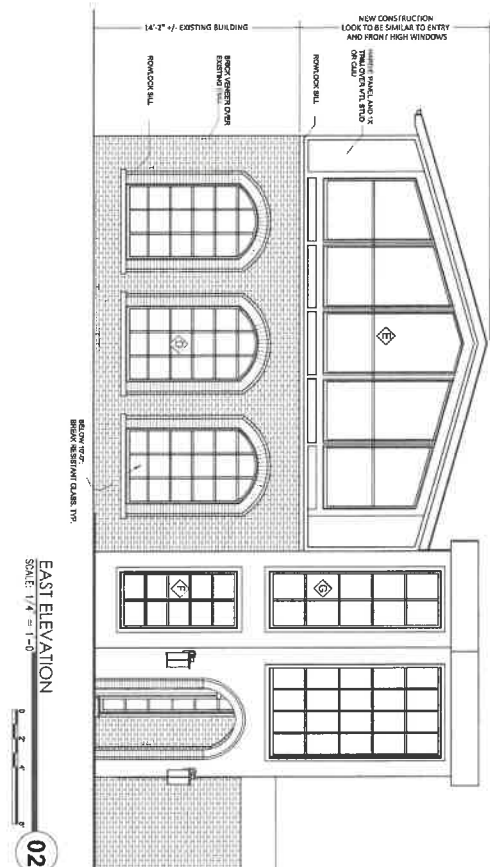
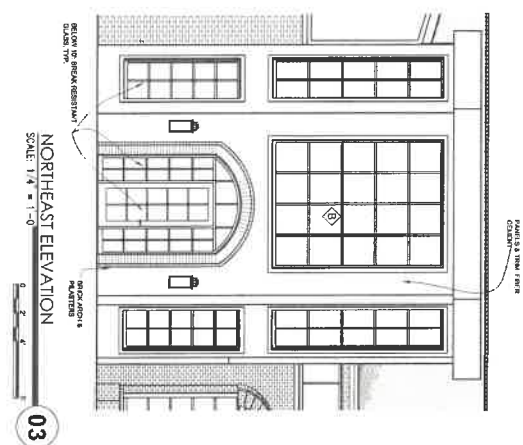


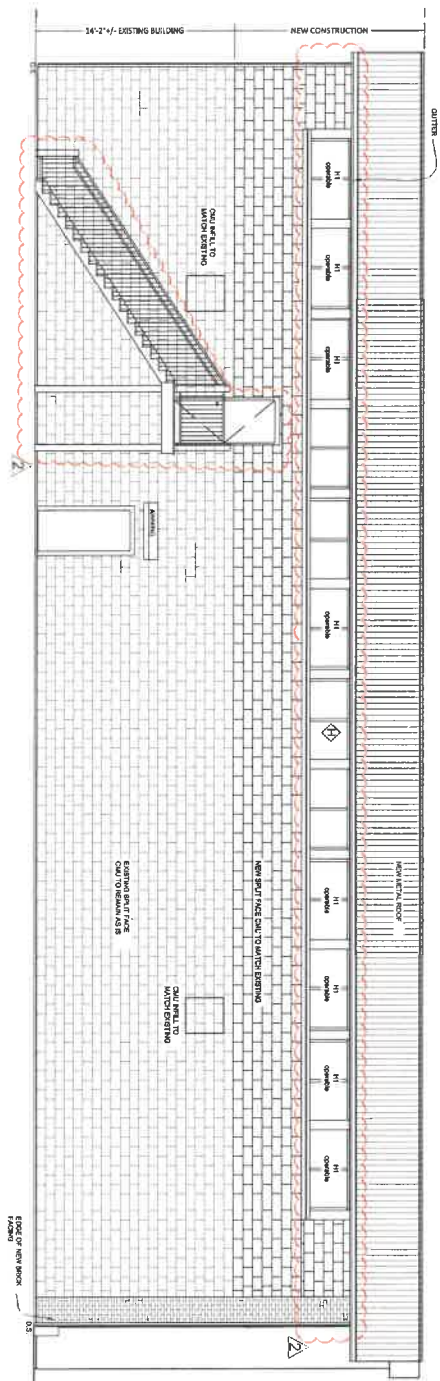
ARCHITECTURE
 6828 State Route 128
 PO Box 193
 Milan, OH 43041
 513-765-5301 Phone
www.abcarchitect.com

DIAMONDS ROCK

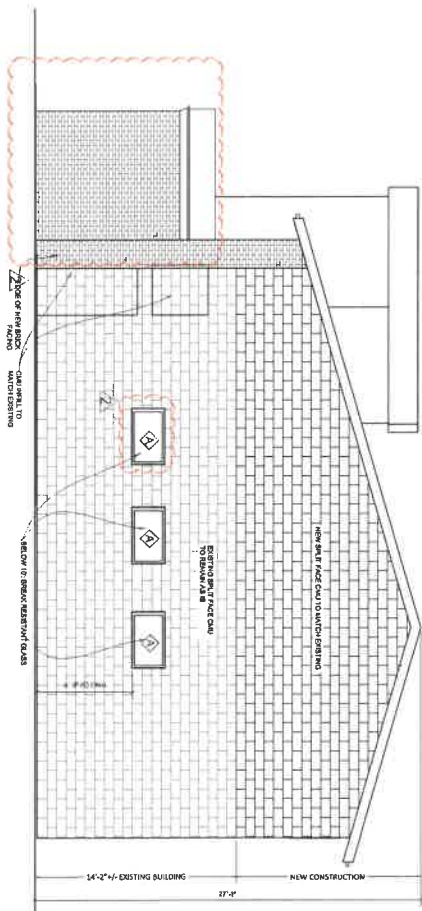
CONCEPTUAL DESIGN

DATE:	06/21/2021
BY:	ABC
FOR:	DIAMONDS ROCK
PROJECT:	DIAMONDS ROCK
LOCATION:	DIAMONDS ROCK
SCALE:	DIAMONDS ROCK
NOTES:	DIAMONDS ROCK





SOUTH ELEVATION
SCALE 1/4" = 1'-0"



WEST ELEVATION
SCALE 1/4" = 1'-0"



ARCHITECTS
6823 ST. Rt. 128
MARIETTA, OH 45751
812-455-8036 Fax
www.abdesignbuild.com



DIAMONDS ROCK
5017 Cooper Road
Cincinnati, Ohio 45242

EXTERIOR ELEVATIONS

A.202

April 1, 2022

TO: Brian K. Riblet, City Manager

FROM: Tracy Henao, Assistant City Manager *JMH*

Cc: Kevin Chesar, Community Development Director

SUBJECT: Commercial Exterior Renovation Matching Grant Application for 7800 Cooper Road

Request

It is requested that the Montgomery Community Improvement Corporation consider an application for a commercial exterior renovation matching grant from Peter Chabris on behalf of 7800 Cooper LLC for exterior renovations to the building at 7800 Cooper Road.

Financial Impact

The financial impact would be \$8,390 and the total quote provided for the work is \$16,780.

Background

The applicant recently purchased the building at 7800 Cooper Road and would like to re-roof the building and install new flashing. The property is in the Heritage District; however, the building is not a Landmark or a contributing structure. The proposed work is in compliance with the Heritage District Design Guidelines.

Staff Comments

The roof for the building is in disrepair and staff believes that investing in re-roofing the building will increase the life of the building and improve the aesthetic appeal of the structure. Staff is in support of the commercial exterior renovation matching grant to help offset the costs of re-roofing the building located at 7800 Cooper Road in the amount of \$8,390.



CITY OF

MONTGOMERY

A CHARMING PAST. A GLOWING FUTURE.

Montgomery Community Improvement Corporation

Application for Commercial Exterior Renovation Matching Grant

Applicant: PETER CHABRIS

Address: 7400 BRILL RD, CINCINNATI, OH 45243

Phone: 513-708-3000

Email: PETER@ASKTCG.COM | ALY@ASKTCG.COM

Property Owner: 7800 COOPER LLC

Address: 7800 COOPER RD, CINCINNATI, OH 45242

Phone: 513-708-3000

Email: PETER@ASKTCG.COM | ALY@ASKTCG.COM

Is the building located in the Heritage District? NO

If so, is the building a Landmark Building or Contributing Structure? NO

Brief description of proposed work: In lieu of repairing existing shingle and flashing damage, we will remove two layers of shingles and replace them with dimensional asphalt shingles.

I hereby certify that the proposed work is authorized by the owner of record and that I have been certified by the owner to make this application as "Authorized Agent". A completed application for Certificate of Approval, site plan and a cost estimate have been included. It is understood that the City grant is a maximum of 50% of eligible expenses, and that the grant is awarded on a reimbursed basis.


Signature of Applicant

3/22/22
Date



CERTIFICATE OF APPROVAL

Date: March 23, 2022
Property Owner: Peter Chabris - 7800 Cooper LLC
Property Owner Address: 7800 Cooper Road
Montgomery, Ohio 45242

Applicant Name: Peter Chabris
Address of Property: 7800 Cooper Road
Montgomery, Ohio 45242

Is this property a listed Landmark? No
Is the property in the Heritage District? Yes

Proposed Work:

- Roof Replacement with Dimensional Asphalt Shingles

Conditions:

- Roof shall be shingled to match current color.

Certificate Approved: Yes

Certificate Denied: _____

Zoning Administrator

March 23rd, 2022

Date

Proposal



2124 Schappelle Ln, Cin, OH 45240

Telephone (513) 851-2879

Fax (513) 674-1768

PROPOSAL SUBMITTED TO

Peter Chabris

STREET

7800 Cooper Rd.

CITY, STATE AND ZIP CODE

Cincinnati, Oh 45242

PHONE

513.703.7000

JOB NAME

JOB LOCATION

DATE

3.18.22

JOB PHONE ""

We hereby submit specifications and estimates for:

Thank you for the opportunity to quote this project. If you have any questions please call our office

- Remove existing roofing material and haul away
- Inspect decking and replace damaged/rotten wood with 7/16" OSB as needed at an additional \$55/sheet
- Install ice and water guard along all gutter lines, walls and valleys
- Install gutter apron
- Install synthetic underlayment
- Replace wall step and counter flashing
- Install new prefinished metal valleys
- Install GAF Timberline HDZ lifetime dimensional asphalt shingles; install starter shingles; install hip and ridge shingles
- Install Lomanco Omni Roll hidden ridge vent
- Replace plumbing stack flashings; remove existing power vent, cap wires and repair decking
- Clean up and haul away all job related debris; dump truck(s) will be used, no dumpsters
- Property owner acknowledges temporary closure/ blockage of entrance will be necessary for safety during tear off at front entrance



5 year labor and limited lifetime manufacturers warranty upon payment

We Propose hereby to furnish material and labor, complete in accordance with above specifications, for the sum of:

Total: Sixteen Thousand Seven Hundred Eighty Dollars

Contract Total \$ 16,780.00

1/3 DEPOSIT : PAYMENT IN FULL UPON COMPLETION

A 2% service charge will be added to unpaid balance thirty days after date of completion. All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from above specification involving extra costs will be executed only upon customers approval, verbal or written, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and necessary insurance. our workers are fully covered by Workman's Compensation Insurance and full liability insurance.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. Work is authorized as specified. Payment will be made as outlined above.

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached Notice of Cancellation for an explanation of this right. This does not apply to emergency work.

Date _____

Owner/Authorized Agent

Signature _____

7800 Cooper Road



April 1, 2022

TO: Brian K. Riblet, City Manager

FROM: Tracy Henao, Assistant City Manager *JMH*

Cc: Kevin Chesar, Community Development Director

SUBJECT: Commercial Exterior Renovation Matching Grant Application for 7813 Ted Gregory Lane

Request

It is requested that the Montgomery Community Improvement Corporation (CIC) consider an application for a commercial exterior renovation matching grant from Michaels Hines on behalf of 7813 Ted Gregory Lane LLC for exterior renovations to the building at 7813 Ted Gregory Lane.

Financial Impact

The re-siding work being completed is eligible for the Commercial Exterior Renovation Matching Grant. The grant eligibility requirements state that repainting may be approved by the CIC, if it is part of a larger project. The financial impact of approving the grant for the siding work only would be \$10,807. Should the CIC allow use of the funds for repainting as well as the siding work, the financial impact would be \$15,432. The total quote for both the residing and repainting is \$30,864.

Background

The applicant recently purchased the building at 7813 Ted Gregory Lane and will be refreshing the exterior of the building by re-siding and repainting the building. The property is in the Heritage District; however, the building is not a Landmark or a contributing structure. The proposed work is in compliance with the Heritage District Design Guidelines.

Staff Comments

Staff believes that investing in the re-siding and re-painting the building will increase the life of the building and improve the aesthetic appeal of the structure. Staff is in support of the commercial exterior renovation matching grant to help offset the costs of re-siding and in support of utilizing the funds for the re-painting as it is part of the larger overall renovation in the amount of \$15,432.



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Montgomery Community Improvement Corporation

Application for Commercial Exterior Renovation Matching Grant

Applicant: 7813 TED GREGORY LN LLC - MICHAEL HINES

Address: 7813 TED GREGORY LN. 45242

Phone: 513-260-0424

Email: MIKE@MICHAELHINES.COM

Property Owner: SAME AS ABOVE

Address: "

Phone: "

Email: "

Is the building located in the Heritage District? _____

If so, is the building a Landmark Building or Contributing Structure? NO

Brief description of proposed work: EXTERNAL IMPROVEMENTS

- PAINTING OF ENTIRE BUILDING

- NEW EXTERNAL SIDING

- POTENTIAL LAND PAINTING

I hereby certify that the proposed work is authorized by the owner of record and that I have been certified by the owner to make this application as "Authorized Agent". A completed application for Certificate of Approval, site plan and a cost estimate have been included. It is understood that the City grant is a maximum of 50% of eligible expenses, and that the grant is awarded on a reimbursed basis.

Signature of Applicant

Date



CERTIFICATE OF APPROVAL

Date: March 25, 2022
Property Owner: Michael Hines
Property Owner Address: 7813 Ted Gregory Lane
Montgomery, OH 45242

Applicant Name: Michael Hines
Address of Property: 7813 Ted Gregory Lane
Montgomery, OH 45242

Is this property a listed Landmark? No
Is the property in the Heritage District? Yes

Proposed Work:

- Paint Building: Cinder Block/Brick (Front/East Side): Sherwin Williams 7674 (Peppercorn); Rear Siding: Sherwin Williams 6258 (Tricorn Black)
- Replace Exterior Siding with Vest Steel Siding (wood-look)

Conditions:

- Paint colors shall be of a matte or satin finish.

Certificate Approved: Yes

Certificate Denied: _____

Zoning Administrator

March 29th, 2022

Date



5041 Oaklawn Drive | Cincinnati, Ohio 45227
513-518-5919 | www.home-stretch.com

RECIPIENT:

7813 Ted Gregory Lane

7813 Ted Gregory Lane
Montgomery, Ohio 45242

Quote #826

Sent on

Mar 17, 2022

Total

\$9,250.00

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Patch & Paint	-Exterior: Pressure wash and prep exterior of building for painting. Paint exterior cinder block. Paint new hardy plank siding. Paint grey wooden exterior portion. Paint exterior fence. Paint wooden deck overhang/trellis. Paint fence around dumpster.	1	\$9,250.00	\$9,250.00

Total

\$9,250.00

Mar 17, 2022

Michael Hines

Date

Client Signature

Client shall ensure that HOMEstretch has adequate access to property during the Agreement in addition to access to needed utilities to perform services such as electricity, heat, water, and parking.

HOMEstretch agrees to maintain adequate insurance coverage throughout the duration of this Agreement. HOMEstretch reserves the right, in our sole discretion, to cancel this Agreement without penalty or obligation should any unsafe



STERLING EXTERIORS

Estimate

March 22, 2022

Job/Customer Location:

Hines, Mike
7813 Ted Gregory Lane
Montgomery, OH 45242
Cell: 513.260.0424
Email: mike@oylerhines.com

Description of Work to be Performed:

Parapet Install:

- Sterling will first remove the siding on the fronts of the parapets and haul off site. We will then install new lap siding.
- We will first install new metal flashing, starter, and other necessary accessories before siding will be installed.
- All materials and labor to complete the job are included in this bid.

Coping:

- Sterling will install all new metal coping on the tops of the walls to prevent water infiltration behind the siding and into the walls. This will be one of the manufacturer's baked on pre-finished colors to match the siding.

***Sterling provides a 10 year workmanship warranty on performance of the materials installed. This goes along with the material warranty you will have as well.

Note: A 4% charge will be added if paying via a credit card.

Hardie or LP Option: \$14,974.00

Vesta Woodgrain Steel Siding: \$15,445.00

Metal Coping: \$6,169.00

Total (using Hardie number): \$21,614.00

*****Due to volatile material costs this bid is only good until 4/8/22.**

Cory Toepfert

Mike Hines

7813 Ted Gregory Lane



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
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

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.

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

March 23, 2022

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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.

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 Matching 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.

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

March 23, 2022

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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.

Secretary-Treasurer

Date