

City of Montgomery
Community Improvement Corporation Meeting
Annual Meeting of the Trustees
April 6, 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
Ben Shapiro, Asst. Fire Chief
Matthew Vanderhorst, Community & Information Serv. Director
Amy Frederick, Community and Engagement Coordinator
Connie Gaylor, Clerk of Council

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 March 23, 2022, Meeting of the Trustees. Mr. Messer seconded. The minutes were unanimously approved.

New Business

Commercial Exterior Renovation Grant for 5017 Cooper Road

Ms. Henao explained that 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. She explained that 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. 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. Ms. Henao closed by stating that 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.

Mr. Cappel moved to approve the application and the grant in the amount of \$25,000.00 Mr. Messer seconded. The Trustees unanimously agreed.

Commercial Exterior Renovation Grant for 7800 Cooper Road

Ms. Henao explained that 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, known as the "White Building". She explained that

April 6, 2022

Page 2

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 follows the Heritage District Design Guidelines. The financial impact would be \$8,390 and the total quote provided for the work is \$16,780. Ms. Henao closed by stating that 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.

Mr. Cappel moved to approve the application and the grant in the amount of \$8,390.00 Mr. Messer seconded. The Trustees unanimously agreed.

Commercial Exterior Renovation Grant for 7813 Ted Gregory Lane

Ms. Henao explained that it is requested that the Montgomery Community Improvement Corporation 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. She explained that 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 follows the Heritage District Design Guidelines. The re-siding work being completed is eligible for the Commercial Exterior Renovation Matching Grant. The grant eligibility requirements state that the CIC may approve repainting, 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. Ms. Henao closed by stating that 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.

Mr. Hines was in attendance and explained that the building that used to be named "STIR" will now be named "The Remington Room."

Mr. Suer stated that he felt all the projects were worthwhile projects. He stated that he thought this program, along with the Landmarks Grant, will contribute to the beautification of the city by allowing businesses to participate.

Mr. Cappel moved to approve the application and the grant in the amount of \$15,432.00 Mr. Messer seconded. The Trustees unanimously agreed.

Other Business

President Bissmeyer asked if there was any further business to discuss. There being 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

10-5-22

Date