



COMMUNITY IMPROVEMENT CORPORATION AGENDA

10101 Montgomery Road • Montgomery, Ohio 45242

(513) 891-2424 • Fax (513) 891-2498

AGENDA

October 5, 2022

City of Montgomery

10101 Montgomery Road

City Hall

Meeting of Board of Trustees - 6:30 P.M.

1. Call to Order
2. Guests and Residents
3. Minutes - April 6, 2022
4. New Business
 - a. Historic Preservation Matching Grant Application -Wooley Hattersley Carriage House
 - b. Transfer of Public Park Property
 - c. MCIC Funds to City of Montgomery General Fund
5. Old Business
6. Other Business
7. Adjournment

September 30, 2022

TO: Brian K. Riblet, City Manager

FROM: Tracy Henao, Assistant City Manager *JMH*

Cc: Kevin Chesar, Community Development Director

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

Request

It is requested that the Montgomery Community Improvement Corporation consider an application for a historic preservation matching grant from Thomas and Sharon Hattersley for a new roof on the Wooley-Hattersley Carriage House at 7967 Cooper Road.

Financial Impact

The financial impact will be \$4,597.12, which is 50% of the quote provided by Winchester Roofing Company.

Background

The Wooley-Hattersley Carriage House was designated a Landmark by the City in 2021. The current owners, Thomas and Sharon Hattersley, are long time owners of the Wooley-Kelsch House and recently rehabilitated the carriage house taking great care to ensure that the rehab used materials appropriate for the era. The carriage house is a small structure located at the end of the driveway along the western 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 applicant would like to replace the existing asphalt shingle roof with a standing seam metal roof, which is more in keeping with the period of the building.

Landmarks Consideration

The Landmarks Commission met on September 14, 2022, to consider the request for a Certificate of Approval. After reviewing the application, the Landmarks Commission unanimously approved the new roof with the condition that the roof material shall be a 26-gauge standing seam metal roof in Acrylic Galvalume.

Staff Comments

While the original roof for the Carriage House was likely wood, a standing seam metal roof is more appropriate for the District than the existing asphalt shingle roof and Staff believes it will enhance the look of the building. Staff appreciates the applicant's willingness to continue to make improvements to the Carriage House as well as the Wooley-Kelsch House and believes that the applicant is to be commended for going out of their way to ensure that the new roof will be in-line with the Heritage District Guidelines and the era of the building. Staff is in support of the historic preservation matching grant to Thomas and Sharon Hattersley for a new roof for the Wooley-Hattersley Carriage House located at 7967 Cooper Road in the amount of \$4,597.12.



CITY OF

MONTGOMERY

A CHARMING PAST. A GLOWING FUTURE.

Montgomery Community Improvement Corporation

Application for Historic Preservation Matching Grant

Applicant: Thomas J. & Sharon S. Hattersley

Address: 7967 Cooper Road, the Wooley-Hattersley Carriage House

Phone: (513) 259-5402

Email: thomasjhattersley@gmail.com

Property Owner: same

Address: _____

Phone: _____

Email: _____

Is the building a Landmark Building Contributing Structure

Brief description of proposed work: _____

Remove existing asphalt roofing. Install a metal, standing seam roofing. The color will be Galvalume, a common hue developed to look like a historical metal roof. (go to www.metalexteriorsroofing.com>METAL PANELS>Standing Seam Metal>Color Chart, See Acrylic Galvalume.) The underlying wood roof will remain intact. The metal will be 26 gauge.

Company performing work: Winchester Roofing Company

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.

Thomas J. Hattersley
Signature of Applicant

25 August 2022
Date

Landmarks Commission

Application for Certificate of Approval
Roof Material
Wooley-Hattersley Carriage House
7967 Cooper Road

September 8, 2022

APPLICANT: Thomas J. and Sharon S. Hattersley
7967 Cooper Road
Montgomery, Ohio 45242

PROPERTY OWNER: Same as above

Nature of Request:

Applicant is requesting approval to replace an asphalt shingled roof with a new metal standing seam roof on the Wooley-Hattersley Carriage House (accessory structure) located at 7967 Cooper Road.

Zoning:

The property is zoned 'A' - Single Family Residential. The property is located within the Heritage District and is a Landmark building. The design criteria are guided by the Heritage District Design Guidelines. Changes in the exterior color, texture, or material to a Landmark must be approved by the Landmarks Commission. Chapter 151.1405 (d)(4) states that slate, copper, wood, or standing seam metal roofs are preferred.

Staff Findings:

1. The current roof is an asphalt shingle in a grey color.
2. The carriage house resembles an English or three-bay barn and the construction dates to approximately the 1850's.

3. The style of the structure results in a roof with significant visibility of the roof material making the appearance of the roof material an important feature of the look of the Landmark.
4. The Landmark sits back off the street, so it is not highly visible from Cooper Road.
5. The asphalt shingle is not true to the historical character of the structure. As detailed in the 2020 Historic and Architectural Assessment, it appears that at one time the structure originally had a wood shingle roof.
6. The proposed color of the roof is Acrylic Galvalume which the applicant has stated the intent is to provide for a strong corrosion resistance.
7. The applicant is also applying for a historic preservation matching grant to help cover the added cost of a metal roof.
8. A standing seam metal roof will provide a secure covering and is more in line with construction of the time period.

Staff Comments:

The original roofing material was most likely a wooden roof based on the past landmark assessment. However, a metal roof is consistent from a historical period of the carriage house construction. Should the Landmarks Commission be in support of the application, Staff would recommend the conditions entail discussion regarding the proposed color and the material sample, which will be provided at the meeting.



APPLICATION FORM

Meeting (Circle): Board of Zoning Appeals Planning Commission Landmarks Commission

Project Address (Location): 7967 Cooper Road, the Wooley-Hattersley Carriage House

Project Name (if applicable): 7967 Cooper Road, the Wooley-Hattersley Carriage House

Auditors Parcel Number: 603-0004-0043-00

Gross Acres: 1.157 Lots/Units n/a Commercial Square Footage n/a

Additional Information: _____

PROPERTY OWNER(S) Hattersley Contact Tom Hattersley

Address 7967 Cooper Road Phone: (513) 259-5402

City Montgomery State Ohio Zip 45242-7330

E-mail address thomasjhattersley@gmail.com

APPLICANT same Contact _____

Address _____ Phone: _____

City _____ State _____ Zip _____

E-mail address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature Thomas J. Hattersley

FOR DEPARTMENT USE ONLY

Print Name Thomas J. Hattersley

Date 25 August 2022

Meeting Date:
Total Fee:
Date Received:
Received By:



Landmark Commission Application for Certificate of Approval

Owner Name: Thomas J. & Sharon S. Hattersley

Address: 7967 Cooper Road, the Wooley-Hattersley Carriage House

Owner Phone Number: (513) 259-5402

Business Name (if applicable): _____

Business Owner & Phone Number: _____

Landmark Building: Yes No

Heritage District: Yes No

Proposed Work:

Remove existing asphalt roofing. Install a metal, standing seam roofing.

The color will be Galvalume, a common hue developed to look like a

historical metal roof. (go to www.metalexteriorsroofing.com>METAL

PANELS>Standing Seam Metal>Color Chart, See Acrylic Galvalume.)

The under lying wood roof will remain intact. The metal will be 26 gauge.

Date: 25 August 2022

Owner's Signature: *Thomas J. Hattersley*



CONSENT OF OWNER(S) TO INSPECT PREMISES

To: City of Montgomery Landmarks Commission and Staff
City Hall
10101 Montgomery Road
Montgomery, Ohio 45242

Re: Review Subject Site

Dear Members and Staff:

As owner(s) of the property located at 7967 Cooper Road, we hereby grant permission to Members of the Landmarks Commission, Consultants to the Landmarks Commission and City of Montgomery Staff to enter the property for visual inspection of the exterior premises. The purpose of said inspection is to review the existing conditions of the subject site as they relate to the application as filed to the Landmarks Commission.

Property Owner(s) Signature *Thomas J. Hattersley*

Print Name Thomas J. Hattersley

Date 25 August 2022

Landmarks Commission Members:

John Durham

Jane Garfield

Brett Macht

Stephen Schmidlin

Larry Schwartz

Kevin Smith

Carol Cottrill

Wooley-Hattersley Carriage House c. 1890

Posted on October 19, 2020



This Carriage House is sited on the same property as the Wooley-Keisch House, a designated landmark located at 7967 Cooper Road. The Carriage House dates to the 1890's. It resembles an English or a three-bay barn, but it likely was not used for agricultural purposes, but as a Carriage House. As a Carriage House it has a center aisle, room for a carriage on one side and horse stalls on the other side under a hayloft. There are several elements of constructions consistent with the mid to late 1800's when the property first appears on the records in Hamilton County, Ohio.

These elements are (1) mortise-and-tenon framing, (2) circular-sawn lumber, and (3) board-and-batten siding with molded battens. The Carriage House has been carefully restored by Thomas and Sharon Hattersley in 2020-2021 to showcase the Carriage House as a part of the City's heritage.

METAL EXTERIORS

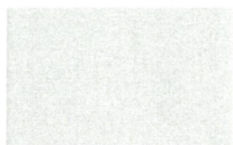
CUSTOM METAL ROOFING AND SIDING

WeatherXL™

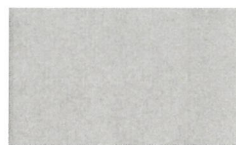
Color Selections



Brilliant White 29/26



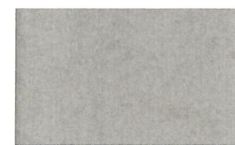
Alamo White 29/26



Ash Gray 29/26



Light Stone 29/26



Taupe 29/26



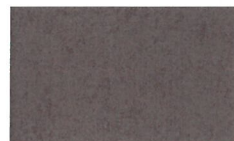
Dark Green 29/26



Rustic Red 29/26



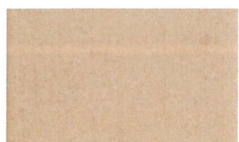
Dark Red 29/26



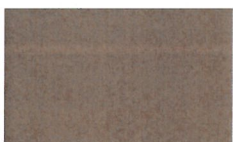
Burgundy 29/26



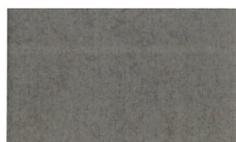
Gallery Blue 29/26



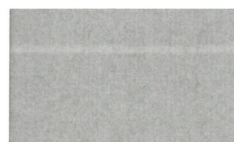
Tan 29/26



Brown 29/26



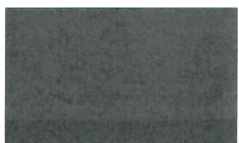
Burnished Slate 29/26



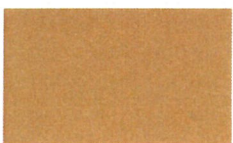
Pewter Gray 29/26



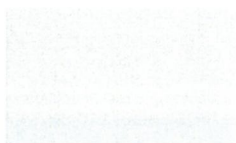
Charcoal 29/26



Matte Black 29/26



Metallic Copper 26



Brilliant White Liner 29



Acrylic Galvalume 29/26



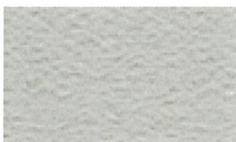
Acrylic Galvanized 29



Brilliant White Textured 26



Alamo White Textured 26



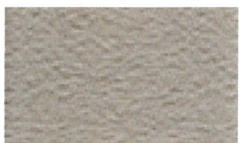
Ash Gray Textured 29/26



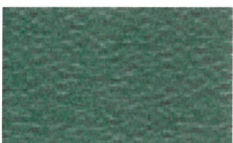
Light Stone Textured 26



Taupe Textured 29/26



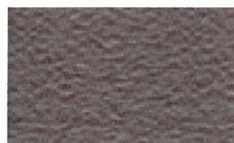
Buckskin Textured 26



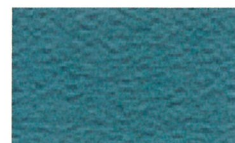
Dark Green Textured 29/26



Rustic Red Textured 29/26



Burgundy Textured 29/26



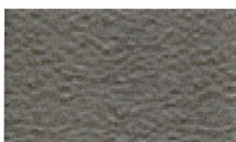
Gallery Blue Textured 29/26



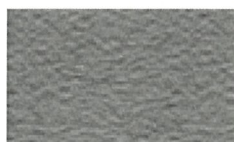
Silver Sage Textured 26



Dark Brown Textured 29/26



Burnished Slate Tex. 29/26



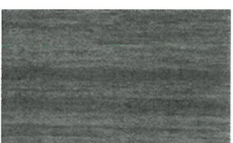
Charcoal Textured 29/26



Matte Black Textured 29/26



Rose Wood Print 26



Weathered Wood Print 26



Western Rust Print 26

SHERWIN-WILLIAMS
Coil Coatings

Sherwin-Williams® is a trademarks of SWIMC LLC.

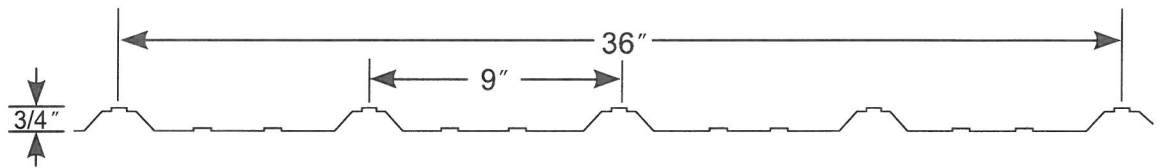
Colors shown may vary from actual paint.
Textured colors may vary between orders

29 = 29 Gauge 26 = 26 Gauge
Always check availability on 26 Gauge

PARALLEL RIB

Parallel Rib panel is a premium steel roofing system. It's a low profile metal panel, making it an excellent choice in both roofing and siding applications. It brings the value, quality, and durability of premium steel roofing, all at an affordable price.

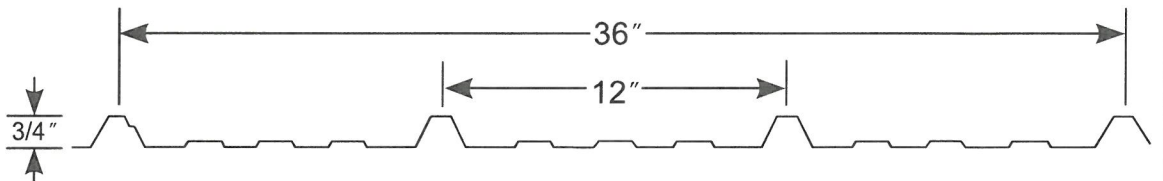
Available in
29 GA & 26 GA



ELITE RIB

Our Elite Rib panel was custom designed by our experts to bring a combination of visual beauty, style, and affordability. With a 12" on center rib, it gives the look and feel of standing seam roofing but keeps your cost down.

Available in
29 GA & 26 GA



METAL-LOC 1.5

Metal-Loc 1.5 panel is the ultimate choice for a beautiful, long-lasting standing seam roof. These stylish and durable panels are perfect for residential, agricultural, and commercial roofing. Metal-Loc 1.5 features a Snap Lock design with a hidden clip fastener system.

Available in
26 GA

(24 GA in select
colors also
available upon
request)

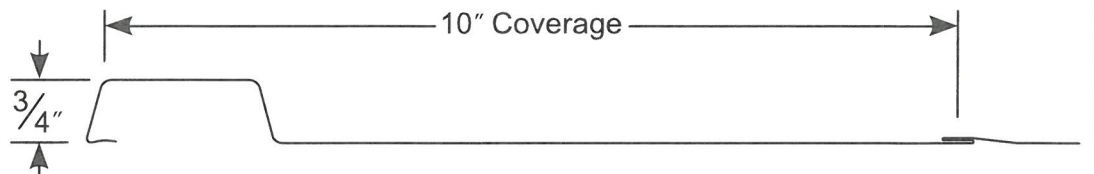


METAL BATTEN

Vertical Steel Siding

Metal Batten siding panel is the essence of old-style wood with new-age technology. With its bold 3/4" x 2" batten and 10" coverage, it creates a realistic look of wood board & batten siding without the hassle of painting maintenance. With custom lengths from 3' to 20', board and batten metal siding creates a seamless look with less waste than vinyl.

Available in 26 GA
textured paint only



Winchester Roofing Company

www.winchesterroofingcompany.com

Phone 937-695-9025

Email: justin@winchesterroofingcompany.com

Proposal # 0823A

9056 Tri-County HWY
Sardinia OH 45171

Proposal

Date: 8/23/2022

Owners Name: Tom Hattersley Phone: 513-259-5402 Email: thomasjhattersley@gmail.com

Project Address: 7967 Cooper Rd City/St: Cincinnati OH Zip Code: 45242

Billing Address: City/St: Zip Code:

Description of Work to be Completed

Remove and dispose of 1 layer of shingles on entire carriage barn roof. (Roughly 945 sq. ft.)

Replace any damaged sheathing if needed.

Install new synthetic underlayment.

Install 26 gauge galvalume 1.5" tall rib 16" wide snap lock standing seam panels.

Install all new trim and flashings.

Contractor not responsible to reinstall satellite dishes or antenna.

Total \$9,194.23

Warranty:

*Manufacturer warrants roofing materials for 40 years.

*Winchester Roofing Company warrants the workmanship for 5 years on complete re-roofs with exception of natural disasters.

*Warranty goes in effect at final payment.

Conditions and Specifications:

* Contractor cannot guarantee the condition of existing sheathing.

* Owner will be notified and is responsible for cost of replacement if rotten sheathing exceeds 5%

*Proposal valid for 15 days!

* We guarantee all materials to be as specified. All workmanship is based on a GOLDEN RULE perspective.

*Roofing materials are Energy Star rated.

* Any alterations or deviation from specifications listed on this proposal have to be authorized by customer with a written signature.

* Customer is responsible for all cost incurred from alterations or deviations.

* Customer shall be responsible for all necessary insurance. Contractor carries OH Workers Comp. and liability insurance.

* Customer is responsible to obtain all building permits

*Downpayments are not refundable

Terms:

33% Upon Signing Contract

\$3,034.09

33% When Materials Delivered

\$3,034.09

34% Upon Completion

\$3,126.04

We hereby agree that this proposal is satisfactory to both the customer and the contractor and upon signing will become a binding contract

Authorized Signature:

Customer Signs Here

Date:

Authorized Signature:

Contractor Signs Here

Date:

Winchester Roofing Company

www.winchesterroofingcompany.com

Phone 937-695-9025

Email: justin@winchesterroofingcompany.com

Proposal # 0823A

9056 Tri-County HWY
Sardinia OH 45171

Proposal Copy

Date: 8/23/2022

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Terms:

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\$3,034.09

33% When Materials Delivered

\$3,034.09

34% Upon Completion

\$3,126.04

We hereby agree that this proposal is satisfactory to both the customer and the contractor and upon signing will become a binding contract

Authorized Signature:

Customer Signs Here

Date:

Authorized Signature:

Contractor Signs Here

Date:



CERTIFICATE OF APPROVAL

Date: September 15, 2022

Property Owner: Thomas J. and Sharon S. Hattersley
Property Owner Address: 7967 Cooper Road
Montgomery, Ohio 45242

Address of Property: 7967 Cooper Road

Is this property a listed Landmark? Yes

Is the property in the Heritage District? Yes

Proposed Work: Roof replacement on the Wooley-Hattersley Carriage House.

Conditions:

- Roof Material shall be a 26-gauge standing seam metal roof with the color of Acrylic Galvalume.

Certificate Approved: Certificate Denied:

Zoning Administrator

9-14-2022
Date

TO: City Council
Montgomery CIC Board of Trustees

FROM: Terrence M. Donnellon

RE: Transfer of Public Park Property

DATE: September 29, 2022

As you may recall, the entire Montgomery Quarter site was consolidated and transferred to The Montgomery Community Improvement Corporation (MCIC) prior to initiating development and subdividing the property, which subsequently was sold in part to the Development Team. At that time the MCIC retained Lot 2F, which is the site of the public park, and dedicated the street grid in Stage 1. MCIC still holds the property at the south end of the Project until a development plan is put in place for Stage 2.

The Development Agreement executed between the City, MCIC and Gateway Partners Montgomery, LLC obligates the City to complete certain Project Site Public Improvements. The streetscape/landscape improvements included development of the public park. The public park was identified as a part of the Master Development Plan for the Project Site.

The Board of Trustees of The Montgomery Community Improvement Corporation approved a Purchase and Sale Agreement at its meeting September 18, 2019. The Purchase and Sale Agreement obligated MCIC to re-convey a portion of the property to the City necessary to complete the Public Improvements.

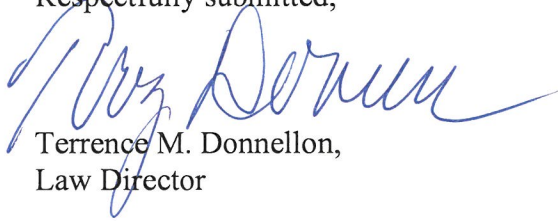
This legislation completes the process to transfer Lot 2F, the site of the public park, to the City. This transfer will be made in conjunction with the capital improvement grant from the State of Ohio for community parks.

Section 50.01 of the Code of Ordinances obligates City Council to define the primary use for property acquired by the City, particularly when that property includes parks and recreation areas. Section 50.01 puts a restriction on the disposition of that property, although there is no intended transfer of this property, now or at anytime in the future. It will be held by the City and maintained by the City as a public park.

The Council legislation will complete the cycle to authorize the City to accept the transfer of the real estate from The Montgomery Community Improvement Corporation, and it designates the property to be used as a public park for no less than Fifteen (15) years. The legislation will be

presented for the November Business Session. While it is intended to be used indefinitely as a public park, the Fifteen (15) year cycle is a commitment required as part of the capital improvement project grants.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Terrence M. Donnellon", written over the typed name.

Terrence M. Donnellon,
Law Director

TMD/lld

Enclosure

cc: Brian Riblet, City Manager
Connie Gaylor, Administrative Coordinator
Department Heads
File

TO: Lee Ann Bissmeyer, President
Members of the Board of Trustees

FROM: Terrence M. Donnellon

RE: Transfer of Funds

DATE: September 30, 2022

The Montgomery Community Improvement Corporation was created in 1984 by the City to promote economic development consistent with Chapter 1724 of the Ohio Revised Code. At that time in January 1985, The Community Improvement Corporation adopted an *Agreement and Plan of Industrial, Commercial, Distribution and Research Development*. A Plan is required by statute to specifically enable the Corporation to serve as the economic development arm for the City. The purpose at that time, and currently, is to support redevelopment which will promote economic development within the City. This was the principle at the center of the development of the Montgomery Quarter Project.

In 2020, the Corporation amended Article III of the *Agreement*, consistent with the Ohio statutes, to require that when property is acquired by the Corporation from the City for redevelopment, and the property is later sold by the Corporation, the monies received in excess of the original consideration paid by the Corporation to the City shall be returned to the City. The monies to be returned are the net proceeds in excess of the cost of acquisition, taxes, assessments, and other cost of maintenance of the property.

The Board of the Corporation adopted a Resolution at its meeting March 2020 authorizing a Purchase Agreement with the City to acquire that all parcels within the Montgomery Quarter owned by the City for the purchase price of \$1.00. The Corporation was then to consolidate the properties and, consistent with the separate Development Agreement, to work in cooperation with a private developer to revitalize these vacant lands.

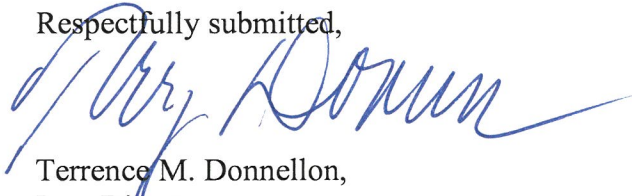
The Corporation is holding \$2,091,596 which were the net proceeds from the sale of the Montgomery Quarter land to the Developer in December 2020. Now that Phase 1 of the development is coming to a conclusion, the Board is being asked to authorize the funds to be returned to the City as there is no immediate need to hold those funds as a part of the development process. There will be a second sale of land in Phase 2 consistent with the prior Development Agreement, and similarly those funds will be returned to the City at a later date.

The Board is asked to make a motion to authorize the transfer of \$2,091,596 from The Montgomery Community Improvement Corporation to the City of Montgomery consistent with the *Agreement*

Memo to MCIC Board of Trustees
September 30, 2022
Page Two

and Plan of Industrial, Commercial, Distribution and Research Development, and consistent with the terms and conditions of a prior Purchase Agreement between the City and the Corporation.

Respectfully submitted,



Terrence M. Donnellon,
Law Director

TMD/lld

cc: Brian Riblet, City Manager
Connie Gaylor, Administrative Coordinator
Department Heads
File

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
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.

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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 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 was none.

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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

DRAFT