



COMMUNITY IMPROVEMENT CORPORATION AGENDA
10101 Montgomery Road • Montgomery, Ohio 45242
(513) 891-2424 • Fax (513) 891-2498

AGENDA

February 1, 2023
City of Montgomery
10101 Montgomery Road
City Hall

Meeting of Members - 5:45 P.M.

1. Call to Order
2. Guests and Residents
3. Minutes
4. New Business
 - a. Election of Members as Trustees
5. Old Business
6. Other Business
7. Adjournment



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February 1, 2023
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Meeting of Board of Trustees – 5:45 P.M.

1. Call to Order
2. Guests and Residents
3. Organization
 - a. President
 - b. Vice President
 - c. Secretary
 - d. Treasurer
4. Minutes – December 15, 2021
5. New Business
6. Old Business
7. Other Business
8. Adjournment

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
October 5, 2022

Present

Brian Riblet, City Manager
Terry Donnellon, Law Director
Kevin Chesar, Community Dev. Dir.
John Crowell, Police Chief
Gary Heitkamp, Public Works Director
Paul Wright, 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 6:30 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 April 6, 2022 Meeting of the Trustees. Mr. Margolis seconded. The minutes were unanimously approved.

New Business

Historic Matching Grant for the Wooley-Hattersley House

Mr. Chesar explained that 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. Mr. Chesar stated that the financial impact will be \$4,597.12, which is 50% of the quote provided by Winchester Roofing Company.

Mr. Chesar explained that 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.

Mr. Chesar stated that 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. He added that 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

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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 Council thanked Mr. Hattersley who was present at the meeting for his commitment to the landmark property stating the expense and compliance of maintaining it was above that of a regular home.

Mr. Cappel moved to approve the application and the grant in the amount of \$4,597.12. Mr. Margolis seconded. The Trustees unanimously agreed.

Transfer of Public Park Property

Mr. Donnellon explained that 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.

Mr. Donnellon explained the 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. 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.

MCIC Funds to City of Montgomery General Fund

Mr. Donnellon explained that 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.

Mr. Donnellon stated that 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 concluding, 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.

Mr. Donnellon explained 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 and

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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.

Mr. Dobrozsi explained that he would recuse himself from this motion due to any unknown professional conflicts regarding the Montgomery Quarter development.

Mrs. Naiman asked for clarification that the \$2M came in as proceeds from the CIC to the City's general budget.

Mr. Donnellon explained that was correct, it would come in then be reallocated to the downtown improvement fund.

Mrs. Naiman asked if that amount was reflected in the 2023 budget.

Mr. Riblet replied that yes, it was allocated for the Hardscape/Landscape project with \$1M included in the 2023 and the 2024 years. He added that they may combine that but is it proposed to be used for the Hardscape/Landscape project.

Mrs. Naiman asked if she would find that in the budget.

Mr. Riblet replied that it was included but would not be used until the budget it passed.

Mrs. Naiman stated that she felt the cost was high.

Mr. Riblet stated that there would be two more readings of the budget with other options to discuss it. He stated that as further conversation was conducted with the design firm that there would updates provided to City Council to discuss before final approval was given.

Mr. Suer added that the \$2M also included hardscape/landscape for other areas reaching up Ronald Reagan Highway as well as the roundabout and Montgomery Road.

Mr. Cappel made a motion to transfer the public park property to the City. Mr. Margolis seconded. The remaining Trustees unanimously agreed.

Mr. Cappel made a motion to transfer the funds from the sale of the land to the City's general government budget. Mr. Messer seconded. The remaining Trustees unanimously agreed.

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. Mr. Messer seconded.

The meeting was adjourned at 6:46 p.m.

Secretary-Treasurer

Date