



COMMUNITY IMPROVEMENT CORPORATION AGENDA

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

AGENDA
July 19, 2023
City of Montgomery
10101 Montgomery Road
City Hall

Meeting of Board of Trustees – 5:45 P.M.

1. Call to Order
2. Guests and Residents
3. Minutes – June 7, 2023 Meeting of Trustees
4. New Business
 - a. Historic Matching Grant Application for 9468 Montgomery Road
5. Old Business
6. Other Business
7. Adjournment

July 14, 2023

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 9468 Montgomery Road

Request

It is requested that the Montgomery Community Improvement Corporation (CIC) consider an application for a historic preservation matching grant from Wilson Insurance for exterior renovations to the building at 9468 Montgomery Road.

Financial Impact

The financial impact would be \$11,617.00 if Alternate 1 is included in the project. The quote provided for the exterior restoration work is \$23,234.00.

Background

The building at 9468 Montgomery Road sits at the corner of Montgomery and Remington Roads, a prominent intersection in the Historic District. The building is not a Landmark nor is it considered a contributing property; however, the building was constructed in 1957 prior to the adoption of design guidelines for the Heritage District. It is a one-story brick building with a pitched roof, dormers, hardie siding and a covered entrance. The owner purchased the property in November of 2022 and is making a significant investment in renovating the exterior of the building by replacing the hardie siding and trim as well as the trim work on the beams of the covered entrance. A Certificate of Approval for the work has been issued by the Community Development Director.

The Historic Preservation Matching Grant eligibility requirements state that eligible applicants are owners of City designated Landmark buildings or property designated as a contributing structure; however, the CIC has the authority to approve the use of grant funds for projects deemed appropriate.

Staff Comments

Staff believes 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 the

structure for years to come. Staff appreciates the applicant's willingness to make improvements to the building, especially since the property has had several property maintenance issues in the past. Staff believes that the renovation work on the building will improve the look of this prominent intersection in the Heritage District. Staff would appreciate the opportunity to discuss the appropriateness of the use of the grant funds for the project at the CIC meeting.

GRIDIRON CONSTRUCTION

May 24, 2023

Mr. Hop Wilson
Wilson Insurance
9468 Montgomery Road
Cincinnati, Ohio 45242

RE: **9468 Montgomery Road New Siding/Trim and Paint**

Dear Mr. Wilson:

Thank you for the opportunity to provide this proposal. The scope of work is as outlined below:

ITEM 1: Remove/Replace Hardie Siding/Trim

- Remove all existing siding, accessories and trim on the side gable and front gable of the building
- Install new trim on both gable areas to match existing
- Install new Hardie siding on both gables to match existing lap
- Install new Fypon louver on side gable to match existing
- Remove existing trim on front dormers and replace with new trim to match existing

ITEM 2: Prep/Paint New Hardie Siding/Trim

- Prep as needed and apply (2) coats of Sherwin Williams paint to all soffits, fascia, siding & trim on the side and front gable
- Prep and paint (2) coats of paint on front dormers

The work for ITEMS 1 and 2 can be completed for the lump sum amount of **Fifteen Thousand Seven Hundred Ninety Four Dollars (\$15,794.00)**.

ALTERNATE 1: Replace Trim Work on Front Entry Posts and Beams/Paint

- Remove and replace existing trim and replace with new Hardie Trim on Posts & Beams
- Prep as needed and apply (2) coats of Sherwin Williams paint to all soffits, fascia, & trim on Front Entry

The work for ALTERNATE ITEM 1 can be completed for the lump sum amount of **Seven Thousand Four Hundred Forty Dollars (\$7,440.00)**.

4455 BETHANY ROAD, P.O. BOX 957, MASON, OH 45040
OFFICE 513-770-0427 FAX 513-770-0727

STANDARD PAYMENT TERMS AND CONDITIONS AND ADDITIONAL NOTES:

1. Payment terms for all invoices will be "upon receipt of invoice and at THE TIME OF COMPLETION".
2. All changes to work scope requested or required will be performed only after a written proposal is approved by the Owner for the revised scope and additional fee.

To indicate acceptance of this proposal and to authorize commencement of work, please sign the bottom of this page and return to my office. Upon signature, the work will be scheduled.

Sincerely,

Douglas Grandstaff

Douglas J. Grandstaff
Vice President
Gridiron Construction

Proposal Accepted by: _____

Date: _____

4455 BETHANY ROAD, P.O. BOX 957, MASON, OH 45040
OFFICE 513-770-0427 FAX 513-770-0727



Montgomery Community Improvement Corporation
Application for Historic Preservation Matching Grant

Applicant: Wilson Insurance
Address: 9468 Montgomery Rd. Cincinnati, OH 45242
Phone: 513-984-5991
Email: matt@wilsonbg.com

Property Owner: Howard "Hop" Wilson
Address: 9468 Montgomery Rd. Cincinnati, OH 45242
Phone: 513-984-5991
Email: hop@wilsonbg.com

Is the building a _____ Landmark Building _____ Contributing Structure

Brief description of proposed work: To repair and update the damaged siding at 9468 Montgomery Rd. We are hoping to have new hardie siding installed to improve the appearance of our building.

Company performing work: Gridiron Construction

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.

Howard W. Wilson
Signature of Applicant

06/19/2023
Date

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 of the Board of Trustees
June 7, 2023

Present

Brian Riblet, City Manager
Terry Donnellon, Law Director
Kevin Chesar, Community Dev. Dir.
Maura Gray, Finance Director
Gary Heitkamp, Public Works Director
Matthew Vanderhorst, Community and Information Serv. Dir.
Greg Vonden Benken, Asst. Police Chief
Paul Wright, Fire Chief
Amy Frederick, Communications and Engagement Coordinator

Board of Trustees Present

Ron Messer, President
Mike Cappel, Vice President
Chris Dobrozsi
Craig Margolis
Ron Messer
Ken Suer

Trustees Absent

Sasha Naiman, Secretary

The Montgomery Community Improvement Corporation (CIC) convened its Meeting of the Board of Trustees for June 7, 2023 at 7:25 p.m. at City Hall with President Messer presiding.

Mr. Messer asked that the record reflect that Mrs. Naiman was absent from the meeting.

Purchase and Sale Agreement for Roosa Street Development

Mr. Donnellon explained that included in the packet is a Purchase and Sale Agreement to be executed by Mr. Riblet, Executive Director of The MCIC to approve the sale of a 724 square foot parcel to the Development Team in the amount of \$4,423.64 to enable them to extend outdoor dining from the building on Block I onto a portion of the Roosa Street streetscape. He explained that this is a companion piece to legislation passed in the preceding Business Session to subdivide and sell the 724 square feet to the Development Team. He explained that the parcel is being surveyed for final approval by the County, after which it will be sold by The MCIC to the Development Team to complete their extension. The Agreement calls for a Covenant, which requires both parcels to remain in common ownership and restricts any future transfer of the parcels to be sure it meets the terms and conditions of the Montgomery Land Usage Code. The Code recognizes that a zoning lot may be comprised of more than one lot of record, and to be able to develop the parcel they need to meet this definition and maintain this common ownership. The Agreement also calls for a Temporary Construction Easement to allow them to complete their improvements, but to restore the streetscape for any portion of the streetscape disrupted during their construction. A Corporate Resolution is enclosed to document the Board's approval. The Council Ordinance approving the release of the right-of-way designation reaffirms the same conditions for the Covenant and Temporary Easement.

Stage 2 Montgomery Quarter Platting

Mr. Donnellon explained that the Corporate Resolution also extends authority to Brian K. Riblet, Executive Director, to subdivide and plat the southern portion of the Montgomery Quarter Subdivision. The draft Plat identifies the extension of the street grid to the Roundabout and identifies two developable lots on either side of Cameron Street. The MCIC will dedicate the street right-of-way in the Plat and grant appropriate utility easements to facilitate development.

Mr. Cappel made a motion to approve the Purchase and Sale Agreement as well as the Corporate Resolution and to authorize Mr. Riblet to execute all necessary documents to complete the purchase.

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.

Community Improvement Corporation Board of Trustees Minutes
June 7, 2023
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56 **Minutes**

57
58 Mr. Cappel moved to approve the minutes from the March 1, 2023 Trustee meeting. Mrs. Bissmeyer seconded.
59 The minutes were unanimously approved.
60

61 **Other Business**

62
63 President Messer asked if there was any further business to discuss. There was none.
64
65 President Messer asked for a motion to adjourn.
66
67 Mr. Cappel moved to adjourn. Mrs. Bissmeyer seconded. The meeting was adjourned at 7:29 p.m.
68
69

70 _____
71 Secretary/Treasurer
72 _____
73 Date