



CITY OF

MONTGOMERY

A CHARMING PAST. A GLOWING FUTURE.

COMMUNITY IMPROVEMENT CORPORATION AGENDA

10101 Montgomery Road • Montgomery, Ohio 45242

(513) 891-2424 • Fax (513) 891-2498

AGENDA

February 5, 2020

City of Montgomery

10101 Montgomery Road

City Hall

Meeting of Members - 6:45 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 5, 2020

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
3. Organization
 - a. President
 - b. Vice President
 - c. Secretary
 - d. Treasurer
4. Minutes – January 22, 2020
5. New Business
 - a. Acceptance of Financial Statements
 - b. Review of Corporation's Tax Return for 2019
 - c. Historical Preservation Matching Grant Application for the Cameron Feintheil House
6. Old Business
7. Other Business
8. Adjournment



January 31, 2020

TO: Brian Riblet, City Manager
FROM: Tracy Roblero, Assistant City Manager / Acting Community Development Director
SUBJECT: Historic preservation matching grant for the Cameron Feintheil House

JMR

Request

It is requested that the Montgomery Community Improvement Corporation consider an application for a historic preservation matching grant from Kerry and Bradley Hull to repair the box gutters on the Cameron Feintheil House located at 7893 Cooper Road.

Financial Impact

The financial impact will be \$9,493.50 which is fifty percent of the total quote provided by Deer Park Roofing.

Background

The Cameron-Feintheil house, as currently configured, dates to around 1892, when Isaac Cameron either remodeled the previous house or built an entirely new house. It was designed with features found in Queen Ann revival architecture. The Carriage House was built by Cameron to be used as a parsonage for the Methodist Church. The home was owned by the Feintheil family for many years before being purchased and renovated by Fred and Marty Miles in 2007. The current owners purchased the property in 2015 and have continued making improvements to the home and property. The proposal is to repair the existing box gutters in order to maintain the architectural integrity of the home. The box gutters are in severe disrepair in some locations and the contractor would make repairs as well as install new liners in order to extend the life of the gutters.

Landmarks Commission Action

Last year, the Landmarks Commission recommended that applications which do not require Commission approval should not need to come before the Commission for a recommendation on the Historic Preservation Matching Grant. Therefore, the program was modified to allow for applications for the Historic Preservation Matching Grant which are approvable by Staff to go directly to the Montgomery Community Improvement Corporation for consideration. The application does not require Landmarks Commission approval and therefore, Staff approved the application for a Certificate of Approval.

Staff Recommendation

Staff believes that the proposal is consistent with the intent of the Historic Preservation Matching Grant program and the Heritage District guidelines. Staff appreciates the property owner making the significant investment to repair the existing box gutters in order to preserve the architectural integrity of the home. Staff is in support of the application to repair the existing box gutters at 7893 Cooper Road in the amount of \$9,493.50.



CITY OF

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Landmark Commission Application for Certificate of Approval

Owner Name: Kerry + Bradley Hull

Address: 7893 Looper Road

Owner Phone Number: 413-262-7075

Business Name (if applicable): N/A

Business Owner & Phone Number: N/A

Landmark Building: Yes No

Heritage District: Yes No

Proposed Work:

To replace box gutter liners with steel and
replace rotted wood, shingles and re-paint
where necessary. Note: none of the home's architecture
will be altered. The work will be done in two phases:
(1) replace / fix failing gutters, then (2) replace
remaining gutters.

Date: 12/8/19

Owner's Signature: Kerry A. Hull



CITY OF

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CERTIFICATE OF APPROVAL

Date: December 12, 2019

Property Owner: Kerry and Bradley Hull
Property Owner Address: 7893 Cooper Road
Montgomery, Ohio 45242

Address of Property: 7893 Cooper Road

Is this property a listed Landmark? Yes

Is the property in the Heritage District? Yes

Proposed Work: Repair/replacement of box gutters

Conditions:

- New box gutters to match existing

Certificate Approved: X

Marcy Tublino
Zoning Administrator

Certificate Denied: _____

12/12/19
Date



CITY OF
MONTGOMERY
A CHARMING PAST. A GLOWING FUTURE.

Montgomery Community Improvement Corporation
Application for Historic Preservation Matching Grant

Applicant Name: Kerry Hull + Bradley Hull
 Address: 7893 Cooper Road
 Phone: 413-262-7075
 Email: kaloper@gmail.com

Property Owner: SAME AS above
 Address: _____
 Phone: _____
 Email: _____

Is the building a: Landmark Building Contributing Structure

Brief description of proposed work: _____
to replace box gutters & liners with steel and
replace rotted wood, shingles, and re-paint where
necessary. Note: none of the architecture of the home
will be altered. The work will be done in two phases:
(1) replace higher priority failing gutters, then (2) remaining
box gutter liners.
 Company performing work: Deer Park Roofing

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.

Kerry A. Hull
Signature of Applicant

12/8/19
Date



Kerry Loper
7893-Cooper Road
Cincinnati, OH 45242
(413) 262-7075

Box Gutter
November 18, 2019

Deer Park Roofing proposes to furnish the materials and perform the necessary labor to complete the following:

- Remove roofing materials as needed to expose roof sheathing and box gutter liner on entire house
- Remove existing box gutter liner
- Repair any damaged wood at an additional cost of \$64.50 per man hour plus the cost of materials (wood replacement may be necessary to ensure proper drainage of new box gutters)
- Install Owens Corning WeatherLock ice and water shield
- Install red rosin paper directly to wood framing along new box gutters
- Fabricate and install a new pre-finished 24 gauge steel receiver strip along cap board to lock new gutter in place
- Install a 26 gauge galvanized steel liner box gutter liner with seams pop riveted, soldered and laced
- Install new shingles to match existing as closely as possible
- Apply one coat of GE Enduris Silicone Coating to box gutter liner
- Haul away all debris upon completion

The price of \$18,987.00 includes materials, labor, taxes, and insurance.

Acceptance of Proposal: _____

Kerry Loper

_____ Date

Payment Terms:
Payment Due Upon Completion

Submitted By:
Pat Watt
(513) 446-8036
pwatt@deerparkroofing.com

*Due to the high volatility in material prices, this proposal is good for a period of 30 days
Credit cards are accepted at our office for an additional 2% of the invoice amount
All Labor is guaranteed by our 5 Year Workmanship Warranty*

7201 BLUE ASH ROAD, CINCINNATI, OH 45236
☎ 513.891.9151 (PHONE) ☎ 513.891.9152 (FAX)
WWW.DEERPARKROOFING.COM



Kerry Loper
7893 Cooper Road
Cincinnati, OH 45242
(413) 262-7075

Box Gutter
November 18, 2019

Deer Park Roofing proposes to furnish the materials and perform the necessary labor to complete the following:

- Remove roofing materials as needed to expose roof sheathing and box gutter liner on front upper left side of house and back right side of house only
- Remove existing box gutter liner
- Repair any damaged wood at an additional cost of \$64.50 per man hour plus the cost of materials (wood replacement may be necessary to ensure proper drainage of new box gutters)
- Install Owens Corning WeatherLock ice and water shield
- Install red rosin paper directly to wood framing along new box gutters
- Fabricate and install a new pre-finished 24 gauge steel receiver strip along cap board to lock new gutter in place
- Install a 26 gauge galvanized steel liner box gutter liner with seams pop riveted, soldered and laced
- Install new shingles to match existing as closely as possible
- Apply one coat of GE Enduris Silicone Coating to box gutter liner
- Haul away all debris upon completion

The price of \$8,873.00 includes materials, labor, taxes, and insurance.

Acceptance of Proposal: _____

Kerry Loper

_____ Date

Payment Terms:
Payment Due Upon Completion

Submitted By:
Pat Watt
(513) 446-8036

pwatt@deerparkroofing.com

*Due to the high volatility in material prices, this proposal is good for a period of 30 days
Credit cards are accepted at our office for an additional 2% of the invoice amount
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7201 BLUE ASH ROAD, CINCINNATI, OH 45236
☎ 513.891.9151 (PHONE) ☎ 513.891.9152 (FAX)
WWW.DEERPARKROOFING.COM



Box Gutters

Box Gutters are a built-in gutter system that is typically found on older, historical homes in Cincinnati and Northern Kentucky. Unlike aluminum hanging gutters, they are part of the roof structure. Box gutters consist of wood framing with a sheet metal lining. The sheet metal creates a trough for the water to flow to the downspout. Since box gutters are usually over one foot wide, they rarely clog or overflow. Copper and stainless steel box gutter linings require very little maintenance.

***Box Gutters are important to the historical and architectural integrity of your home. Each box gutter system requires precise measurements and custom fabrication. Our design staff must also accommodate the thermal movement of the metal liner to ensure longevity.**

3 Reasons NOT to remove Box Gutter Systems

Stay Cool

Eliminating the eaves from a residential structure will cause greater exposure to sunlight on the walls of the house during the summer months. This will increase the interior temperature of your home when the sun is high in the sky.

Save The Walls

The overhang that is created by the box gutters protect the walls of the house from moisture. Eliminating the overhang can enable water to infiltrate through the windows or siding.

Avoid the Flood

The overhang also keeps water away from the foundation of the house. Eliminating 1-2 feet of roofline on a house will have negative implications on the moisture levels in the ground near the basement walls.

For more information on box gutter systems call a Professional at Deer Park Roofing or visit our website at deerparkroofing.com



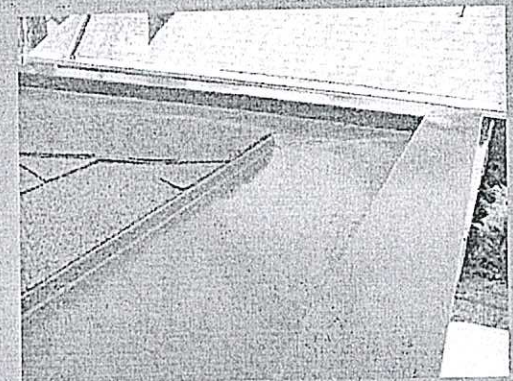
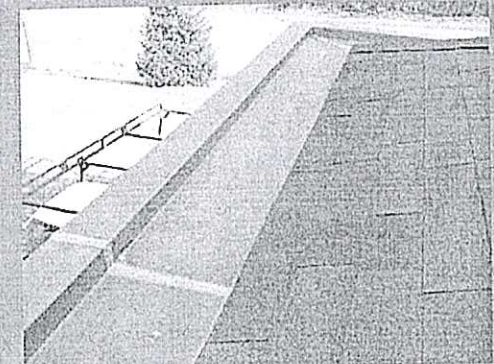
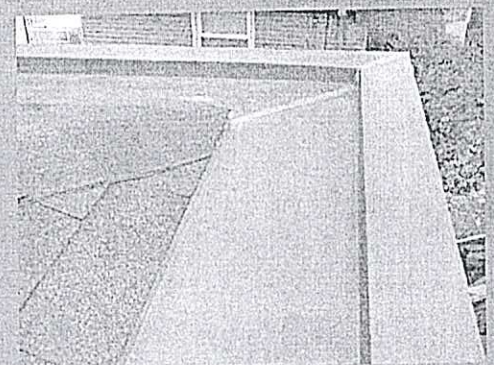
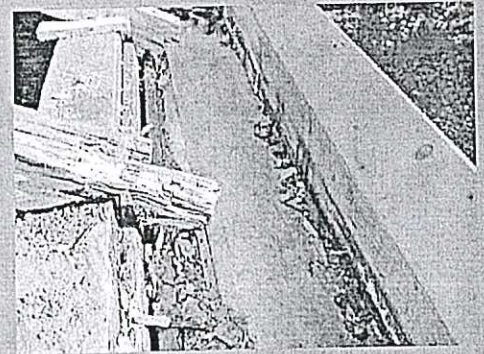
www.deerparkroofing.com

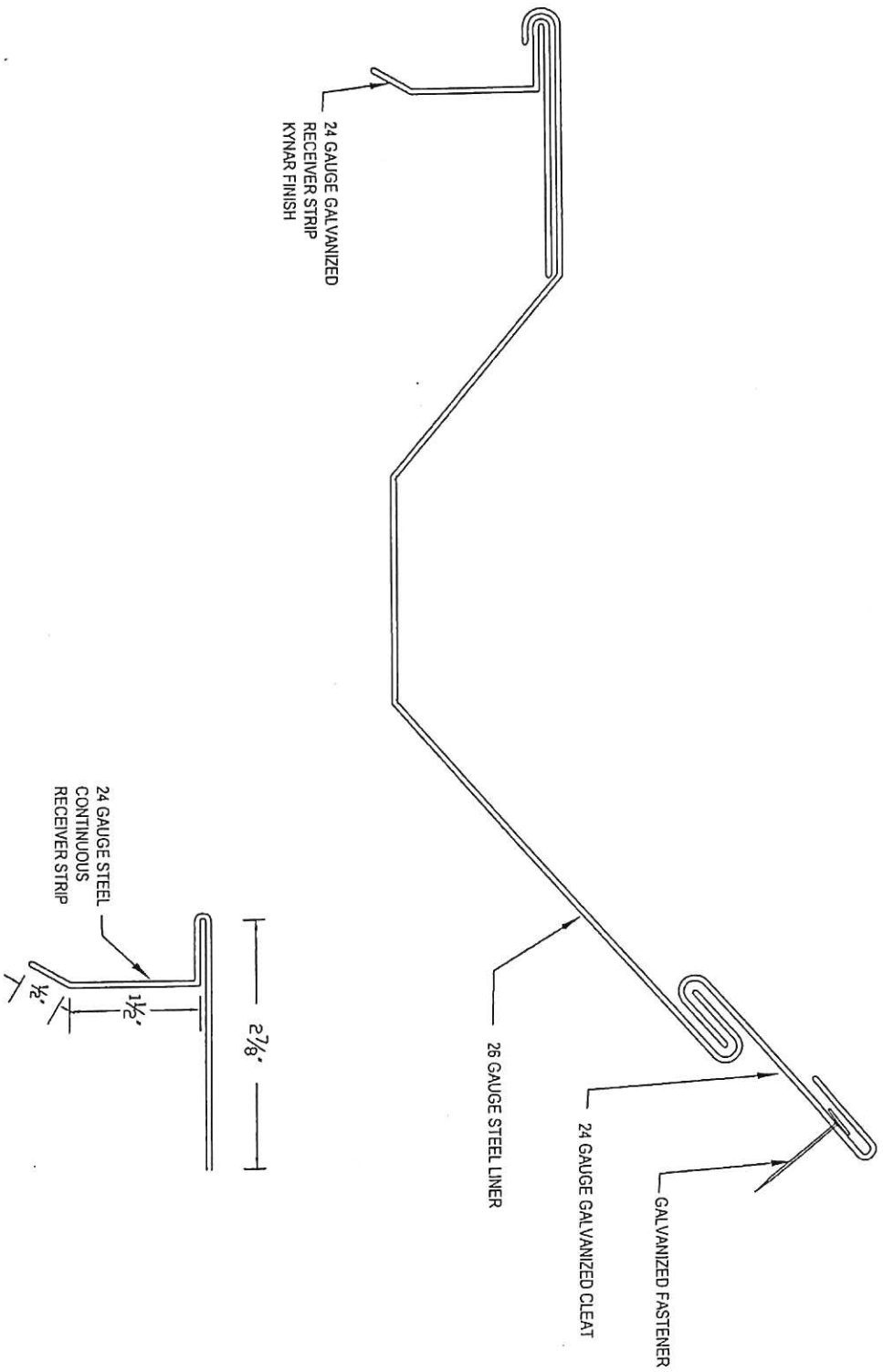
Cincinnati Office
513-891-9151

Kentucky Office
859-344-9151

ROOFING GUTTERS SIDING INSULATION

Don't Remove...Restore





Box Gutter Detail
Galvanized Steel



Deer Park Roofing
7201 Blue Ash Road
Cincinnati, OH 45235
(513) 891-9151
(513) 891-9152 Fax
www.deerparkroofing.com

Deer Park Roofing has NRCA Certified Installers

Who is the National Roofing Contractors Association?

Since 1886, the National Roofing Contractors Association (NRCA) is one of the construction industry's oldest and most respected trade associations. They are the leading authority in the roofing industry for information, education, technical assistance, advocacy, publications, programs and support.

What is the NRCA ProCertification™?

The NRCA released their ProCertification program in early 2019 and is the only national certification program for roofing workers developed in accordance with rigorous national certification standards. Those who achieve an NRCA certification have passed a comprehensive knowledge exam and hands-on assessment to demonstrate their installation skills, while following industry safety standards.



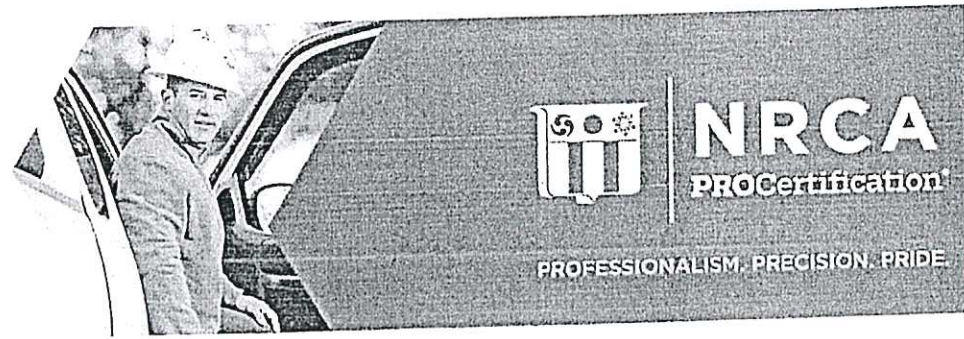
NRCA PROCertified installers are nationally recognized for their achievements giving consumers the ability to verify NRCA PROCertified workers' credentials by clicking on their digital badges or scanning the QR codes located on their photo ID cards.

Why choose a company who has an NRCA ProCertified workforce?

- Precision roof system installation and accuracy
- Higher levels of on-the-job safety
- Increased levels of worker competency and confidence
- Expertise and skills independently validated by NRCA testing
- Customer peace of mind

When you choose a company with NRCA ProCertified workers, you are choosing to work with a company that is dedicated to quality, safety and professionalism.

To learn more about the NRCA ProCertification please visit www.nrca.net/procertification



Ohio

**Bureau of Workers'
Compensation**

30 W. Spring St.
Columbus, OH 43215

Certificate of Ohio Workers' Compensation

This certifies that the employer listed below participates in the Ohio State Insurance Fund as required by law. Therefore, the employer is entitled to the rights and benefits of the fund for the period specified. This certificate is only valid if premiums and assessments, including installments, are paid by the applicable due date. To verify coverage, visit www.bwc.ohio.gov, or call 1-800-644-6292.

This certificate must be conspicuously posted.

Policy number and employer
01307118

Period Specified Below
07/01/2019 to 07/01/2020

DEER PARK ROOFING INC
7201 BLUE ASH ROAD
CINCINNATI, OH 45236



www.bwc.ohio.gov

Issued by: BWC

Stephanie B. McCloud

Administrator/CEO

You can reproduce this certificate as needed.

Ohio Bureau of Workers' Compensation

Required Posting

Section 4123.54 of the Ohio Revised Code requires notice of rebuttable presumption. Rebuttable presumption means an employee may dispute or prove untrue the presumption (or belief) that alcohol, marijuana or a controlled substance not prescribed by the employee's physician is the proximate cause (main reason) of the work-related injury.

The burden of proof is on the employee to prove the presence of alcohol, marijuana or a controlled substance was not the proximate cause of the work-related injury. An employee who tests positive or refuses to submit to chemical testing may be disqualified for compensation and benefits under the Workers' Compensation Act.

Ohio

**Bureau of Workers'
Compensation**

You must post this language with the Certificate of Ohio Workers' Compensation.



CERTIFICATE OF LIABILITY INSURANCE

DEERP-1 OP ID: HS
 DATE (MM/DD/YYYY)
 03/05/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Murphy Insurance Agency 5767 Harrison Ave Cincinnati, OH 45248 Ryan Murphy	CONTACT NAME: Ryan M. Murphy
	PHONE (A/C No. Ext): 513-574-3700 FAX (A/C No): 513-574-7955
	E-MAIL ADDRESS: ryan@murphyinsagency.com
	INSURER(S) AFFORDING COVERAGE HAIC #
	INSURER A: Cincinnati Insurance Company 10677
INSURED Deer Park Roofing Inc. 7201 Blue Ash Rd. Cincinnati, OH 45236	INSURER B: Ky Associated General Contr
	INSURER C: Arlington Roe
	INSURER D:
	INSURER E:
	INSURER F:

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY			EPP0182677	03/01/2019	03/01/2022	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Full occurrence) \$ 100,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 5,000
	<input checked="" type="checkbox"/> Employers Liab.			EPP0182677	03/01/2019	03/01/2022	PERSONAL & ADV INJURY \$ 1,000,000
C	<input checked="" type="checkbox"/> E&O 1M/1M			ANE1991607	07/21/2019	07/21/2022	GENERAL AGGREGATE \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG \$ 2,000,000 Empl. Liab \$ 1,000,000
A	AUTOMOBILE LIABILITY			EPP0182677	03/01/2019	03/01/2022	COMBINED SINGLE LIMIT (Per accident) \$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS						BODILY INJURY (Per accident) \$
	<input checked="" type="checkbox"/> HIRED AUTOS						PROPERTY DAMAGE (PER ACCIDENT) \$
	<input checked="" type="checkbox"/> SCHEDULED AUTOS						Comp/ColI Ded \$ 500/2500
A	<input checked="" type="checkbox"/> UMBRELLA LIAB			EPP0182677	03/01/2019	03/01/2022	EACH OCCURRENCE \$ 5,000,000
	<input type="checkbox"/> EXCESS LIAB						AGGREGATE \$ 5,000,000
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION S						\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			022105 (KY)	01/01/2019	01/01/2020	<input checked="" type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER \$ 500,000
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)		N/A	OH EMPLOYER LIAB 1M/1M/1M	03/01/2019	03/01/2022	E.L. EACH ACCIDENT \$ 500,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
A	Builders Risk			EPP0182677	03/01/2019	03/01/2022	All Risk 250,000
A	Lease/Rent Equip			EPP0182677	03/01/2019	03/01/2022	All Risk 125,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER	CANCELLATION
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Ryan Murphy

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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
January 22, 2020

Present

Brian Riblet, City Manager
Terry Donnellon, Law Director
John Crowell, Police Chief
Gary Heitkamp, Public Works Director
Tracy Roblero, Asst. City Manager and Acting Community Development Dir.
Katie Smiddy, Finance Director
Matthew Vanderhorst, Community and Information Services Director
Paul Wright, Fire Chief
Connie Gaylor, Clerk of Council

Board of Trustees Present

Craig Margolis, President
Lee Ann Bissmeyer
Mike Cappel
Chris Dobrozsi
Gerri Harbison
Ken Suer

Trustees Absent

Lynda Roesch

President Margolis called the meeting of the Trustees of the Community Improvement Corporation (CIC) to order at 6:45 p.m. at Montgomery City Hall.

Mr. Margolis stated that Trustee, Lynda Roesch was absent as noted at a previous meeting.

New Business

Board Resolution approving a Development Agreement and Cooperative Agreement for the Montgomery Quarter Project

Mr. Dobrozsi recused himself from the discussion of this Resolution as it relates to the Montgomery Quarter. He stated that although he has no ownership interest in Neyer Properties, Inc., nor any in the limited liability companies in partnership to develop the Montgomery Quarter, he will continue to recuse himself from discussion and abstain from voting upon legislation related to the Montgomery Quarter project.

Mr. Donnellon explained that this Resolution in a companion piece to the last Board Resolution for the Development Agreement. He stated that since passing of the Development Agreement and Assignment Agreement with Gateway Partners Montgomery, LLC, the financial model has changes to more clearly focus upon the amount of Special Revenue Bonds to be issued in support of the garage improvements in the project, as well as joining the Port of Greater Cincinnati Development Authority as a partner in construction, ownership and operation of the public garages.

Mr. Cappel moved to approve the Board Resolution as written and incorporated in the attached statement. Mrs. Bissmeyer seconded. The Trustees unanimously agreed.

Historic Matching Grant Program

Ms. Roblero explained that the program was discussed at the January 6, 2020 Planning, Zoning and Landmarks Committee at which time the Committee made a motion to support staff's recommendation to renew the program.

Ms. Roblero stated that in 2018, the CIC awarded a total of \$5,600 in grant monies to the property owners of the Sycamore Messenger Building, a contributing structure on Shelly Lane to replace vinyl siding with hardi-plank. She added that in 2019, the CIC once again reinstated the Historic Preservation Matching Grant Program for the remainder of calendar year. In 2019, the CIC awarded one grant in the amount of \$2,106.44 for exterior storm windows on the Wooley Kelsch House.

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
January 22, 2020
Page 2.

Ms. Roblero stated that she felt that the program has been successful in the past and she has already received a request for this year if the program is approved to be extended. She explained that staff recommends extending the program with a cap of \$40,000 and a maximum of \$15,000 per property through 2021.

Mr. Cappel asked if the money carries over from year to year.

Ms. Smiddy replied the funds stay in the CIC account and follow the approved program amount.

Mr. Suer explained the background of the program for the benefit of several boy scouts in the audience.

Mr. Cappel moved to approve staff's recommendation to extend the Historic Matching Grant program through 2021 as detailed by Ms. Roblero. Mrs. Bissmeyer seconded. The Trustees unanimously agreed.

Minutes

Mr. Cappel moved to approve the minutes from the September 18, 2019 Meeting of the Board of Trustees. Mrs. Bissmeyer seconded. The minutes were unanimously approved.

Old Business

President Margolis if there was any further business to discuss. There being none, he asked for a motion to adjourn.

Mr. Cappel moved to adjourn. Mrs. Bissmeyer seconded. The meeting was adjourned at 6:53 p.m.

Secretary/Treasurer

Date