



COMMUNITY IMPROVEMENT CORPORATION AGENDA

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

Meeting of Board of Trustees – 6:15 P.M.

May 24, 2017

**City of Montgomery
10101 Montgomery Road
Montgomery, Ohio 45242
Council Chambers**

A G E N D A

- 1. Call to Order**
- 2. Minutes** – March 1, 2017 Meeting of the Members; March 1, 2017 Meeting of the Board of Trustee
- 3. New Business**
 - a. Historical Grant Application for the James Ayers House
 - b. Historical Grant Application for the Cameron Feintheil House
- 5. Old Business**
- 6. Other Business**
- 7. Adjournment**

May 19, 2017

TO: Wayne S. Davis, City Manager
FROM: Tracy Roblero, Community Development Director 
SUBJECT: Historic preservation matching grant for the James Ayers House

Request

It is requested that the Montgomery Community Improvement Corporation consider a request for a historic preservation matching grant from Joe Walker, KAZ Investments, LLC., to add interior and exterior storm windows on the James-Ayers House located at 9423 Montgomery Road.

Financial Impact

The financial impact will be \$2,132.00 which is fifty percent of the total quote provided by Allied Window, Inc.

Background

Built in the early 1820's as a residence, the Ayers building looks today very much the same as when it was originally constructed. The house is simple in design, except for the decorative wood brackets in the eaves. There are two doors, one facing Montgomery Road, the other around the corner on the north elevation, which may have been added when the building switched from a residence to an office use. The original six over six windows remain in the front and the façade is dressed in wood shingles. The current owner, KAZ Investments, LLC., purchased the property in 2006 and moved Automated Systems Engineering into the building. The current owner renovated the interior of the building as well as the site, including the construction of new outbuilding and patio which is used for Walker Brothers Ice Cream.

The applicant applied for a Certificate of Approval to add interior and exterior storm windows to the windows in the building. Exterior storm windows would be added to the windows on the side and the rear of the building. The applicant has chosen interior storm windows on the front of the house to preserve the look of the Landmark building.

Landmarks Consideration

The Landmarks Commission met on April 12 to review this application. After reviewing the application, the Landmarks Commission voted to unanimously to approve the application as submitted.

Staff Recommendation

Staff supports the action of the Landmarks Commission and recommends approval of the historic preservation matching grant to Joe Walker for exterior and interior storm windows for the James Ayers House located at 9423 Montgomery Road in the amount of \$2,132.

CITY OF MONTGOMERY
LANDMARKS COMMISSION

Application for Certificate of Approval
Interior & Exterior Storm Windows for James Ayers House
9423 Montgomery Road

April 5, 2017
Staff Report

Applicant: Joe Walker
9423 Montgomery Road
Montgomery, Ohio 45242

Property Owner: KAZ Investments LLC
9423 Montgomery Road
Montgomery, Ohio 45242

Nature of Request:

Applicant is requesting certificate of approval for interior and exterior storm windows for the James Ayers House.

Zoning:

The building located at 9423 Montgomery Road is a Landmark building, the James Ayers House, and is zoned 'OM' - Core Old Montgomery. The property is located within the Heritage District.

Staff Findings:

1. The applicant is proposing to add interior and exterior storm windows to the windows in the building. Exterior storm windows would be added to the windows on the side and the rear of the building. The applicant has chosen interior storm windows on the front of the house to preserve the look of the Landmark building.
2. The applicant is also applying for the Historic Preservation Matching Grant from the Montgomery CIC.

Staff Comments:

Staff believes that the addition of exterior storm windows will preserve the life of the existing wood windows and Staff appreciates the use of the interior storm windows on the front façade in order to preserve the look of the Landmark building. The proposed interior storm windows are similar to the interior storm windows the City added at the

Yost Tavern, which have proven to be very effective. Staff is supportive of the application and would recommend approval of the project as submitted.



Providing superior services with integrity. Partnering with you to build a great community!

APPLICATION FORM

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

Project Address (Location): 9423 Montgomery Road, Montgomery, OH 45242

Project Name (if applicable): James Ayers Landmark Building – Storm Windows

Auditors Parcel Number: 603-0003-0031-00

Gross Acres: 0.088 Lots/Units 1 Commercial Square Footage 1,116

Additional Information:

PROPERTY OWNER(S) KAZ Investments LLC Contact Joe Walker
Address 9423 Montgomery Road Phone: 513-304-2732
City Montgomery State OH Zip 45242
E-mail address Joe.Walker@asenetwork.com

APPLICANT Joe Walker Contact Same as above
Address Same as above Phone:
City State Zip
E-mail address Same as above

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 [Handwritten Signature]

Print Name Joe Walker

Date 3/6/17

FOR DEPARTMENT USE ONLY

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



Providing superior services with integrity.
Partnering with you to build a great community!

Landmark Commission
Application for Certificate of Approval

Owner Name: Joe Walker

Address: 9423 Montgomery Road, Montgomery, OH 45242

Owner Phone Number: 513-304-2732

Business Name (if applicable): KAZ Investments LLC

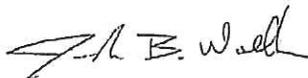
Business Owner & Phone Number: 513-304-2732

Landmark Building: Yes No

Heritage District: Yes No

Proposed Work: Installation of storm windows

Date: 3/6/17

Owner's Signature: 



Providing superior services with integrity.
Partnering with you to build a great community!

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 9423 Montgomery Road, Montgomery, OH 45242, we hereby grant permission to Members of 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 

Print Name Joe Walker

Date 3/6/17

Landmarks Commission Members:

Larry Shwartz

David Clark

Jane Garfield

Doug Hughes

Stephen Raab

Stephen Schmidlin

Mark Stella



Allied Window, Inc. - QUOTATION



Customer	Joe Walker	Zip	45242	FOB Cincinnati, OH
Attention	Joe Walker	Date	3/2/2017	Lead Time: 12-15 Weeks
Job	ASE Office	Quote#		Terms: 1/3rd Deposit, Net Prior to ship!
Quote Includes - FINAL		PH#	(513) 304-2732 x	Allied Window, Inc.
(MMOL) Custom, Monumental, Interior, Magnetic Storm Window				Melanie Smith
Painted Steel Tape, (1) Unit Nested in L-Angle with Securing Screws				Residential Sales Manager
(MAOL-A) Monumental Single Panel, Outside Removable w/ Invis.-				(513) 559-1212, Ext. 103
Clips - (1) Unit Nested in L-Angle - All Units Glazed w/ 3/16" Laminated Glass				
(8) Units Out of Square and or Different Widths (2) with Special Miters, White Frames, No Screens				
Quote valid until		Glass:	(S) Clear Lami - 3/16 in.®	Color: White
4/1/2017		*GRAND TOTAL		\$4,264
*GRAND TOTAL INCLUDES: Furnish, Measure & Installation of Exterior & Interior, Custom Storm Windows				
Quote Also Includes, Exterior and Interior Window Washing				

Delivery: \$65.00

List Price: \$3,666

Discount Price: \$3,299

Opn	10 Qty.	Description	Width	Hgt	U.I.	Special Options		List	Total	Disc.	Disc.
						Option	\$/Unit	Each	List	EA.	Total
E	1	MAOL-A >UN< INVS Std. Paint	20 1/8	23 11/16	44	3/16" Lami, Deep Guide (Head)	75	241	241	217	217
F	1	MAOL-A >UN< INVS Std. Paint	27 1/2	56	84	3/16" Lami, Special Miters, Different Widths	313	508	508	457	457
G	1	MAOL-A >UN< INVS Std. Paint	28	47 1/16	75	3/16" Lami, Special Miters	283	449	449	404	404
H	1	MAOL-A >UN< INVS Std. Paint	26 3/4	46 1/4	73	3/16" Lami, Nested, Different Widths	223	390	390	351	351
A2	1	MMOL >UN< w/stops Std. Paint	29 5/8	52 11/16	82	3/16" Lami, Paint Steel Tape, O/S	235	363	363	326	326
A1	1	MMOL >UN< w/stops Std. Paint	29 11/16	52 3/4	82	3/16" Lami, Paint Steel Tape, O/S	236	363	363	327	327
B	1	MMOL >UN< w/stops Std. Paint	26 5/16	53 7/8	80	3/16" Lami, Paint Steel Tape, O/S	218	345	345	311	311
C2	1	MMOL >UN< w/stops Std. Paint	29 7/16	59 9/16	89	3/16" Lami, Paint Steel Tape, O/S	258	386	386	347	347
C1	1	MMOL >UN< w/stops Std. Paint	29 11/16	59 7/8	90	3/16" Lami, Paint Steel Tape, O/S	261	389	389	350	350
D	1	MMOL >UN< w/stops Std. Paint	26	33 9/16	60	3/16" Lami, Paint Steel Tape, Nested, Securing Screws	121	232	232	209	209

Melanie Smith
Residential Sales Manager

Allied Window, Inc.
11111 Canal Road
Cincinnati, OH 45241

1-800-445-5411
Fax (513) 559-1883

May 19, 2017

TO: Wayne S. Davis, City Manager
FROM: Tracy Roblero, Community Development Director *JMR*
SUBJECT: Historic preservation matching grant for the Cameron Feintheil House

Request

It is requested that the Montgomery Community Improvement Corporation consider a request for a historic preservation matching grant from Kerry and Bradley Hull to scrap, sand and re-paint the Cameron Feintheil House located at 7893 Cooper Road. The proposed work also includes painting the associated Carriage House and shed on the property.

Financial Impact

The financial impact will be \$5,437.50 which is fifty percent of the total quote provided by CertaPro Painters.

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. Currently, the base of the house is a medium gray with an off white second color in the eaves and on the front bay window. The trim is white with a small yellow stripe around the edges, while the shutters and front door are a reddish brown color. The proposal would lighten the gray base color and eliminate the second color in the eaves and around the bay window.

Landmarks Consideration

The Landmarks Commission met on May 10 to review this application. After reviewing the application, the Landmarks Commission voted to unanimously to approve the application as submitted and recommended using the Coventry Gray as the base color for the house.

Staff Recommendation

Staff supports the action of the Landmarks Commission and believes that the proposal is consistent with the intent of the Heritage District guidelines and is appropriate for the house. In regards to the application for the Historic Preservation Grant, the guidelines for the grant state that painting is an ineligible project cost unless it is approved by the CIC as part of a larger project. In this case, Staff believes that the proposal is changing the look of the

Landmark building and the Carriage House to bring it into conformance with the Heritage District design guidelines and therefore, supports the approval of the historic preservation matching grant to Kerry and Bradley Hull to scrap, sand and re-paint the Cameron-Feintheil House and the associated Carriage House and shed located at 7893 Montgomery Road in the amount of \$5,437.50.



Providing superior services with integrity.
Partnering with you to build a great community!

Landmark Commission
Application for Certificate of Approval

Owner Name: Kerry and Bradley Hall

Address: 7893 Cooper Road

Owner Phone Number: 413-262-7075

Business Name (if applicable): N/A

Business Owner & Phone Number: N/A

Landmark Building: Yes X No _____

Heritage District: Yes X No _____

Proposed Work: Paint the exterior, including light sanding and scraping exterior includes house, garage

And shed to match colors to be the following:

Siding: deciding between BM Coventry gray, BM Cement gray or BM Cobblestone path

Trim: SW Extra White

Shutters: BM Essex green (*same color shutters as Taft Museum)

Door: BM Caliente

Per Millers Paint, the colors are equivalent to:

Siding: Manchester, lattice, Cardina Gull

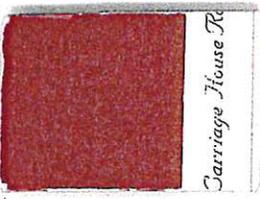
Trim: Super one coat white

Shutters: Burdett's ordinary black green, blackwatch green

Door: Carriage house red

Date: 5/3/2017

Owner's Signature: _____



**CITY OF MONTGOMERY
LANDMARKS COMMISSION**

**Application for Certificate of Approval
7893 Cooper Road- Cameron- Feintheil Landmark**

**May 4, 2017
Staff Report**

APPLICANT: Kerry and Bradley Hull
PROPERTY OWNER: As above
NATURE OF REQUEST:

Homeowners Kerry and Bradley Hull would like to repaint their Landmark house and the accompanying carriage house/garage. The main part of the buildings would be painted would be a light gray (lighter than current heavier gray), the trim would be white, the shutters Burdett's Ordinary Black Green, and the door Carriage House red.

ZONING:

The property is zoned 'Residential' and is located in the Heritage District. The property is a designated Montgomery landmark. Changes to the color, design, or material of the exterior of a landmark must be approved by the Landmarks Commission.

STAFF COMMENTS:

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 house currently is a medium gray with an off white second color in the eaves and on the front bay. The trim is white with a small yellow stripe around the edges, while the shutters and front door have a reddish brown look. The proposal would lighten the gray and eliminate the second color in the eaves and bay. Applicant has indicated flexibility on the exact shade of gray, all lighter than the current. The trim would be white, eliminating the yellow detail and the doors would be a brighter red. The shutters would be changed to the Burdett's Ordinary Black Green, which is mostly black with just a hint of green. It is a very rich color that has been used on a number of signs over the years. The same scheme would be used on the carriage house/garage.

The colors have been matched as close as possible to the Montgomery color chart by Miller Brothers. Staff finds the proposal to be consistent with the goals of the Heritage District and appropriate to the house. Staff finds the elimination of the yellow highlight to be an improvement. Staff would recommend the darker of the three gray options submitted for the base color.

STAFF RECOMMENDATION

Staff recommends approval of the application as submitted, with the suggestion that the applicant use the Coventry Gray for the base color.

CAMERON FEINTHEL HOUSE- Our Queen Anne

The Cameron Feintheil House, located at 7893 Cooper Road, sits on lot # 8 of the original plat of Montgomery by Nathaniel Terwilliger. The property has a long and unique history, as the west portion of the lot, where a garage is currently located, was once the site of the original Methodist Church for the Community. That church, built some time after 1839, operated until the early 1900's when the building was sold, sawed in a half, and moved by a thrashing machine to a lot on Deerfield Road north of Cornell, where it was expanded and used as a community center. It was eventually demolished in 1995.

The current house dates to around 1892, when Isaac Cameron bought the property. There was a house previously on the lot that dated to the 1850's. It is possible that part of the original footprint remains and was added on to by Cameron, or perhaps the original house burned or was demolished. The result of Cameron's work was to create the parsonage for the Methodist minister. Cameron created the Queen Anne look by constructing the front bay, the tall narrow windows and the small stained glass windows in the gable are good examples of the Queen Anne style. Cameron also constructed an octagonal tower on the west side of the house that can be seen in early photographs but was removed, probably due to deterioration.

During the 1920's and during the depression, rooms were rented to boarders. Then in 1941, Edward Feintheil purchased the house and moved his family in. Feintheil was once the village clerk and the ownership stayed in the Feintheil family for over sixty years. It was recognized as a Montgomery Landmark in 1988.

The Cameron Feintheil house is an important part of the Cooper Road streetscape. It has been well taken care of over the years, and the current owners are meticulously restoring it so that it remains one of our most attractive landmark properties.





 <p>EXTERIOR PROPOSAL</p>	<p>Independent Franchise Owner: Cincinnati and Northern Kentucky Cincinnati Office: 25 Whitney Dr Suite 102 Milford, OH 45150 513.891.3068 Kentucky Office: 2335 Buttermilk Crossing Suite 179 Crescent Springs, KY 41017 859.426.9500</p> <p>Commercial Sales Staff Timothy Perry: tperry@certapro.com Clay Nickell: Cnickell@certapro.com</p> <p>Residential Sales Staff: Ben LaFary: blafary@certapro.com Evan Moreland: emoreland@certapro.com 1-800-462-3782 Registration #: 37-1745127</p>	<p>Job #: CKD63B00266 Date: 05/02/2017</p>
---	---	--

Full Workers Compensation Coverage/\$2,000,000 General Liability Insurance

<p>Kerry Loper-Hull 7893 Cooper Rd. Montgomery*, OH 45242 Phone: 413-262-7075 Email: kaloper@gmail.com</p>	<p>Special Notes: The Hull's would like a professional paint job for a competitive price.</p>
--	--

GENERAL DESCRIPTION:

House

2 coats of Superpaint "Flat" to the siding
2 coats of Superpaint "Satin" to the soffits, wood railing, storm windows, trim around windows, shutters, doors and frames (front, side, storms), gutters, downspouts, post, vent, and all other wooden trim.
***We will collect paint chips as best as possible.
***The back porch trim will not need painted.

Garage

Apply 2 coats of Superpaint "Flat" to the siding
Apply 2 coats of Superpaint "Satin" to the soffits, shutters, doors and frames, vents, gutters, downspouts, posts, wood railing, and all other trim
***Vinyl railing and windows excluded.
***Brown portion of siding, gutters, and downspouts will need primed.

Shed

Apply 2 coats of Superpaint "Flat" to the siding
Apply 2 coats of Superpaint "Satin" to the soffits, doors and frames, gutters, downspouts, and all other trim
***Gutters, downspouts, and shutters may need a tinted prime.

Every job has an on-site supervisor present for the duration of the project. Also, our Operations Manager will be available to answer your questions or concerns.

If you have any questions about your job in progress please contact our Operations Manager (Melanie Rubenstein) at 513-600-8502 or mrubenstein@certapro.com.

CertaPro Painters can also provide a free one hour color consultation. This consultation will take about an hour and assist in choosing up to three new colors for their home. Qualifying customers will have an accepted contract for two coats and a minimum job size of \$750.00.

You get the use of (3) colors before there is any additional charge. Additional colors will be \$50 apiece.

CertaPro has an A+ Rating with the Better Business Bureau!

We are celebrating our 23rd year of doing business in the Cincinnati and Northern Kentucky Area this year.

QUESTIONABLE AREAS

Include

Includes all preparation as needed (as detailed below)

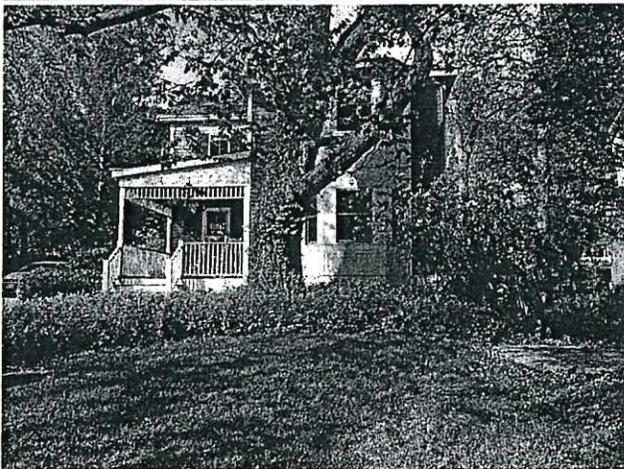
Exclude

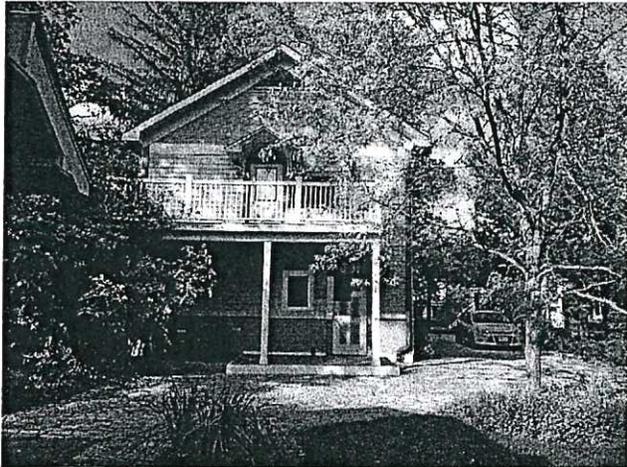
Foundation, porch ceiling, back porch trim, vinyl railing on garage, garage windows, shed, garage

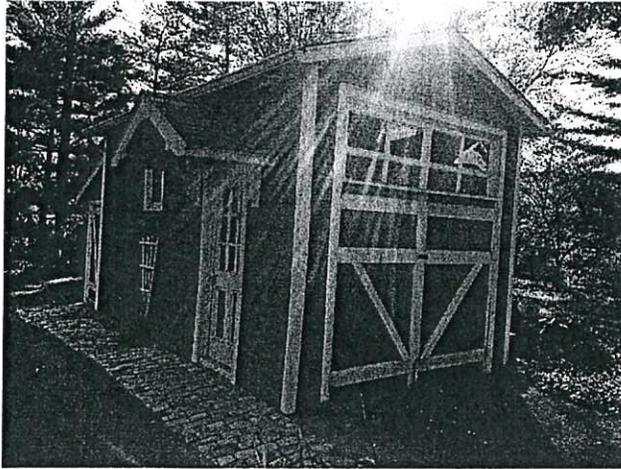
PREPARATION

- Washing:** To remove all dirt and mildew so the new finish coat will adhere properly.
- Caulking:** Caulk as needed all previously caulked areas (windows, doors and wood joints) to seal. Please note: We do not remove all previously applied caulking, but rather the loose and failing caulk.
- Scraping:** Scrape all loose and peeling paint to ensure a firm base for the new paint.
- Sanding:** Lightly sand all highly visual areas, such as windows and doors, to help hide cracks and lines. However, this process does not always eliminate these cracks and lines.

PRIMING	Surface Type/Area	Primer	Purpose
Wood:	Spot prime where bare	As Specified	To seal and protect







FINISH COATS

Surface Area	Manufacture/Paint Type	# Coats	Color
Soffit	Sherwin Williams, Satin, 100% Acrylic Exterior SuperPaint	Two	Match
Porch railing	Sherwin Williams, Satin, 100% Acrylic Exterior SuperPaint	Two	Match
Siding	Sherwin Williams, Flat, 100% Acrylic Exterior SuperPaint	Two	Match
Storm Window	Sherwin Williams, Satin, 100% Acrylic Exterior SuperPaint	Two	Match
Trim around windows	Sherwin Williams, Satin, 100% Acrylic Exterior SuperPaint	Two	Match
Shutters	Sherwin Williams, Satin, 100% Acrylic Exterior SuperPaint	Two	Match
Doors	Sherwin Williams, Satin, 100% Acrylic Exterior SuperPaint	Two	Match
Door Frames	Sherwin Williams, Satin, 100% Acrylic Exterior SuperPaint	Two	Match
All wooden trim	Sherwin Williams, Satin, 100% Acrylic Exterior SuperPaint	Two	Match
Gutters	Sherwin Williams, Satin, 100% Acrylic Exterior SuperPaint	Two	Match
DownSpouts	Sherwin Williams, Satin, 100% Acrylic Exterior SuperPaint	Two	Match
Posts	Sherwin Williams, Satin, 100% Acrylic Exterior SuperPaint	Two	Match
Vent	Sherwin Williams, Satin, 100% Acrylic Exterior SuperPaint	Two	Match

Clean Up: TWO YEAR WARRANTY ON ALL WORK

Daily and upon completion.
 No ladders left unattended. Drop cloths will be used everywhere. Watch plants and mulch. Daily updates with homeowner as to job progress. Homeowner to receive all remaining paint.

Notes/Misc: Please Visit our Website cincy.certapro.com or northernky.certapro.com

___ By Initiating here, I acknowledge that I have read this proposal and it reflects my project and everything that is included. I also acknowledge that there are no "verbal" agreements between my Salesperson and myself

To accept this proposal, please go to cincy.certapro.com. In the middle of our Home Page you will see a box labeled "Accept My Proposal", simply click the "Accept" and then click on the appropriate form (Residential or Commercial). From there you just need to fill in the required boxes using this proposal and your job will then be entered into our system. Please call (513) 891-3068 if you have any questions about the process and thank you for your business!

PLEASE NOTE: Due to the fact that we must hire a designer to conduct color consultations, there is a minimum job size of \$750.00 to receive a free consultation.

PLEASE NOTE: Offers, Discounts, and or Financing cannot be combined. You can choose Financing or a Discount, but unfortunately you cannot choose both. Also, Offers and other discounts cannot be combined.

All Labor, Paint, Materials:	\$10,875.00
TOTAL	\$10,875.00

Signature of Authorized Franchise Representative: _____ Date: _____

Payment is due: In Full upon Job Completion

Evan Moreland (513) 543-9819

(I/WE HAVE READ THE TERMS STATED HEREIN, THEY HAVE EXPLAINED TO (ME/US) AND (I/WE) FIND THEM TO BE SATISFACTORY, AND HEREBY ACCEPT THEM.

(I/WE) HAVE EXAMINED THE JOB STATED HEREIN, THEY HAVE SHOWN TO (ME/US) AND (I/WE) FIND THE JOB TO BE SATISFACTORY, AND HEREBY ACCEPT THE JOB AS COMPLETE.

SIGNATURE

Date

SIGNATURE

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
Annual Meeting of the Board of Trustee
March 1, 2017

Present

Wayne Davis, City Manager
Terry Donnellon, Law Director
Connie Gaylor, Clerk of Council
Tracy Roblero, Community Development Director
Paul Wright, Fire Chief
Matthew Vanderhorst, Community and Information Services Director
Faith Lynch, Community Engagement Coordinator

Board of Trustees Present

Craig Margolis, President
Chris Dobrozsi
Lynda Roesch
Gerri Harbison
Ken Suer
Mike Cappel

President Margolis called the meeting of the Trustees of the Community Improvement Corporation (CIC) to order at 6:34 p.m. at Montgomery City Hall.

Organization

President Margolis called for nominations of officers.

Mr. Cappel moved to appoint new officers to the CIC.

Mrs. Harbison moved to appoint Craig Margolis as President, Lynda Roesch as Vice President and Mike Cappel as Secretary/Treasurer.

Mr. Dobrozsi seconded. The Trustees unanimously agreed.

The following Officers were nominated and unanimously elected:

President	Craig Margolis
Vice President	Lynda Roesch
Secretary/Treasurer	Mike Cappel

Minutes

Mr. Cappel moved to approve the minutes from the December 21, 2016 Trustee meeting. Mr. Suer seconded. The minutes were unanimously approved.

New Business

Mr. Dobrozsi asked if there was any further discussion regarding this item. There being none, Mr. Margolis moved to approve the Resolution. Mr. Suer seconded. The Trustees unanimously agreed.

Acceptance of Financial Statement

Ms. Smiddy reviewed the following 2016 financial statements and corporation tax return for the Montgomery Community Improvement Corporation:

- The Statement of Financial Position reflects that the corporation had \$185,725 in an interest-bearing demand deposit account at Fifth Third Bank as of December 31, 2016.
- The Statement of Financial Activity reflects revenues of \$1,079 in interest income received and \$10,300 in expenses for professional services for the year ended December 31, 2016.

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

March 1, 2017

Page 2.

- The Statement of Cash Flows reflects the corporation increased its cash position from \$120,472 in 2015 to \$185,725 in 2016 as a result of moving funds from certificates of deposit to an interest-bearing checking account.

Mr. Cappel moved to accept the Statement of Financial Position for 2016, the Statement of Financial Activity and the Statement of Cash Flows. Mr. Dobrozsi seconded.

The Trustees unanimously accepted the Statement of Financial Position for 2016, the Statement of Financial Activity and the Statement of Cash Flows.

Review of Corporation's Tax Return for 2016

Ms. Smiddy informed the Trustees that a 990 Corporation Tax Return was required to be filed for 2016 since the CIC had over \$100,000 in income.

Mr. Suer moved to accept the 990 Corporation Tax Return for 2016. Mr. Cappel seconded. The Trustees unanimously accepted the 990 Corporation Tax Return for 2016.

Historical Grant Application for the Parrot-Smith House

Ms. Roblero explained to the Trustees that a request for a historic preservation matching grant was received by Forrest Smith, the owner of the historic Parrot-Smith house located at 7712 Cooper Road. Mr. Smith submitted an application to the Landmarks Commission at their February 8, 2017 meeting to replace the existing roof with a new fiberglass shingle that has the appearance of slate. The financial impact of the grant would be \$5,900, which is fifth percent of the total quote provided by Fasten-Pro Roofing, LLC. Following a discussion on the appropriate roof material and the appropriate color, the Landmarks Commission voted to unanimously approve the application with the condition that the roof color be Smokey Quartz. Ms. Roblero stated that staff supports the action of the Landmarks Commission and recommends approval of the grant to Forrest Smith in the amount of \$5,900.00.

Mr. Dobrozsi thanked Mr. Smith for allowing his home to be a landmark home.

President Margolis thanked Mr. Smith for the consistent maintenance and care that he shows to his property.

Mr. Suer stated that this request was a great example of how the matching grant program can work.

Mr. Cappel made a motion to approve the grant. Mr. Suer seconded. The Trustees unanimously agreed.

Old Business

There was no old business to discuss.

Other 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. Mr. Suer seconded. The meeting was adjourned at 6:43 p.m.

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

March 1, 2017

Page 3.

Secretary/Treasurer

Date

DRAFT

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 Members
March 1, 2017

Present

Wayne Davis, City Manager
Terry Donnellon, Law Director
Connie Gaylor, Clerk of Council
Tracy Roblero, Community Development Director
Paul Wright, Fire Chief
Matthew Vanderhorst, Community and Information Services Director
Faith Lynch, Community Engagement Coordinator

Members Present

Craig Margolis, President
Chris Dobrozsi
Lynda Roesch
Gerri Harbison
Ken Suer
Mike Cappel

President Margolis called a meeting of the Members of the Community Improvement Corporation (CIC) to order at 6:30 p.m. at Montgomery City Hall.

New Business

President Margolis explained that each year the CIC is required to meet to elect all members as trustees for the upcoming year. He explained that this is to include all new Council Members as well as officers of the corporation. President Margolis stated that City Manager, Wayne Davis serves as the Executive Director and that Community Development Director, Tracy Roblero serves as the Assistant Executive Director.

Mr. Cappel moved that the following members be nominated and elected as trustees of the Community Improvement Corporation:

Chris Dobrozsi	Gerri Harbison	Laith Alfaqih
Craig Margolis	Lynda Roesch	Ken Suer
Mike Cappel		

Mr. Suer seconded. The members unanimously agreed.

Old Business

There was no old business.

Other Business

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

Mr. Cappel moved to adjourn. Mr. Dobrozsi seconded.

The meeting was adjourned at 6:34 p.m.

Secretary-Treasurer

Date