



COMMUNITY IMPROVEMENT CORPORATION AGENDA

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

Meeting of Board of Trustees – 6:00 P.M.

September 2, 2015

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

A G E N D A

- 1. Call to Order**
- 2. Minutes** – July 22, 2015 CIC Trustees meeting; GRA Ad Hoc Committee meeting of April 9, August 4, August 13, August 17, and August 24
- 3. New Business**
 - a. Update on the Master Developer selection process from members of the CIC Gateway Redevelopment Area (GRA) Ad Hoc Committee.
- 4. Old Business**
- 5. Other Business**
- 6. 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 of the Board of Trustee
July 22, 2015

Present

Wayne Davis, City Manager
Terry Donnellon, Law Director
Tracy Roblero, Community Development Director
Jim Hanson, Finance Director
Brian Riblet, Public Works Director
Connie Gaylor, Clerk of Council
Julie Kipper, Customer Service Representative

Board of Trustee Members Present

Chris Dobrozsi, President
Craig Margolis, Vice President
Todd Steinbrink
Ann Combs
Gerri Harbison
Ken Suer
Lynda Roesch

President Dobrozsi called the meeting of the Trustees of the Community Improvement Corporation (CIC) to order at 6:50 p.m. at Montgomery City Hall.

Approval of Minutes

Mr. Margolis moved to approve the minutes from the June 3, 2015 Trustee meeting. Mrs. Combs seconded. The minutes were unanimously approved.

Discussion of the Membership of the Ad-Hoc Gateway Redevelopment Area (GRA) Committee for the Request for Proposals (RFP)

Ms. Roblero explained to the Trustees that at the June 3, 2015 Meeting of the Board of Trustees, selection was made for the members of the Ad-Hoc Gateway Redevelopment Area (GRA) Committee. At the time of the selection, Steve Schmidlin, a member of the Landmarks Commission was voted to serve on the Committee; since that time Mr. Schmidlin has stated that there would be a conflict that would prevent him from serving. Ms. Roblero stated that she had attempted to contact another member of the Landmark Commission but has not received a response. As this time Ms. Roblero is asking the Trustees to direct her to find another member from another City Commission or to continue on with one representative from the Landmark Commission, which would make the Committee a total of 12 members.

After discussion the Trustees determined that Mr. Schmidlin would no longer be a member of the Ad-Hoc Gateway Redevelopment Area (GRA) Committee and that no replacement would be appointed.

Other Business

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

Mr. Margolis moved to adjourn. Mr. Steinbrink seconded. The meeting was adjourned at 6:54 p.m.

Secretary/Treasurer

Date

These minutes are a draft of the proposed minutes from the Community Improvement Corporation, GRA Ad-Hoc Committee. They do not represent the official record of proceedings until formally adopted by the Corporation. Formal adoption is noted by signature of the Chairperson within the minutes.

City of Montgomery
Community Improvement Corporation
GRA Ad-Hoc Committee Meeting
April 9, 2015

Present

Wayne Davis, City Manager
Terry Donnellon, Law Director
Connie Gaylor, Clerk of Council
Tracy Roblero, Community Development Director
Brian Riblet, Public Works Director
Jim Hanson, Finance Director

Board of Trustees Present

Gerri Harbison
Chris Dobrozi
Ken Suer

The meeting of the Montgomery Community Improvement Corporation (CIC) GRA Ad-Hoc Committee was called to order at 4:31 p.m. with Mrs. Harbison presiding.

Minutes

Mr. Suer moved to approve the minutes as amended from the March 26, 2015 meeting. Mr. Dobrozi seconded. The minutes were unanimously approved.

New Business

Discussion of Request for Qualifications for the Gateway Redevelopment Area

Ms. Roblero stated to the Committee that there were six remaining submissions to be reviewed. She requested that after the review of the remaining submissions that the Committee adjourn into Executive Session for the purpose of Economic Development. The Committee will then reconvene back into Public Session to vote on the submissions that would be recommended to be included in the Request for Proposal (RFP) process. These findings will be presented to the full CIC at their April 22, 2015 meeting.

The Committee made recommendations for the following submissions:

1. Team 8-Source 3 Development - Summary of Preliminary Vision for the Site: Mixed use project that is consistent with the design principles and development guidelines stated in the RFQ.

The Committee discussed the proposal from Source 3 Development and agreed that the submission is in line with the CIC's vision for the property.

2. Team 9-The Opus Group, Lead Developer- Summary of Preliminary Vision for the Site: Mixed use project with mid-rise office development complemented with retail/restaurant space on the lower level.

The Committee discussed the proposal from The Opus Group and agreed that the submission is in line with the CIC's vision for the property.

3. Team 10-Miller Valentine Group and Jeffrey R. Anderson Real Estate, Co-Developers- Summary of Preliminary Vision for the Site: Mixed use project including office and medical office, high end multi-family, restaurants, supportive retail and possibly a hospitality component.

The Committee discussed the proposal from the Miller Valentine Group and Jeffrey R. Anderson Real Estate and agreed that the submission is in line with the CIC's vision for the property.

These minutes are a draft of the proposed minutes from the Community Improvement Corporation, GRAAd-Hoc Committee. They do not represent the official record of proceedings until formally adopted by the Corporation. Formal adoption is noted by signature of the Chairperson within the minutes.

Community Improvement Corporation Board of Trustees Minutes

April 9, 2015

Page 2.

4. Team 11-Buckingham Companies, Lead Developer- Summary of Preliminary Vision for the Site: Mixed use project including mixed use buildings along Montgomery Road and Main Street, office and high-end multi-family residential.

The Committee discussed the proposal from Buckingham Companies and expressed their concerns that the submission was not in line with the CIC's vision.

5. Team 12-Ackermann Group- Summary of Preliminary Vision for the Site: Mixed use project including office, retail and residential assets that are complementary to the surrounding neighborhood.

The Committee discussed the proposal from Ackermann Group and expressed their concerns that the submission was not in line with the CIC's vision.

6. Team 13-Kubicki Real Estate Partners- Summary of Preliminary Vision for the Site: Mixed use project which includes two 60,000 square foot office buildings, retail/restaurant, high end multi-family residential and a 400 car parking garage.

The Committee discussed the proposal from Kubicki Real Estate Partners and expressed their concerns that the submission was not in line with the CIC's vision.

Mr. Dobrozi moved to adjourn into Executive Session for the purpose of Economic Development. Mr. Suer seconded. The Committee unanimously agreed.

The Committee adjourned into Executive Session at 5:09 p.m.

The Committee reconvened back into Public Session at 5:36 p.m.

Mr. Dobrozi made a motion to recommend the following submissions to the CIC for the RFP phase:

- a. The Miller Valentine Group
- b. The Opus Group
- c. CMC Properties, Lead Developer
- d. Great Traditions Land & Development Company

Mr. Suer seconded. The Committee unanimously agreed.

Old Business

There was no old business to discuss.

Other Business

Mrs. Harbison asked if there was any further business to discuss. There being none, she asked for a motion to adjourn.

Mr. Suer moved to adjourn. Mr. Dobrozi seconded. The meeting was adjourned at 5:52 p.m.

These minutes are a draft of the proposed minutes from the Community Improvement Corporation, GIRA Ad-Hoc Committee. They do not represent the official record of proceedings until formally adopted by the Corporation. Formal adoption is noted by signature of the Chairperson within the minutes.

Community Improvement Corporation Board of Trustees Minutes

April 9, 2015

Page 3.

Chair

Date

DRAFT

These minutes are a draft of the proposed minutes from the Community Improvement Corporation, GRA Ad-Hoc Committee. They do not represent the official record of proceedings until formally adopted by the Corporation. Formal adoption is noted by signature of the Chairperson within the minutes.

City of Montgomery
Community Improvement Corporation
GRA Ad-Hoc Committee Meeting
August 4, 2015

Present

Wayne Davis, City Manager
Terry Donnellon, Law Director
Connie Gaylor, Clerk of Council
Tracy Roblero, Community Development Director
Brian Riblet, Public Works Director
Jim Hanson, Finance Director
Kelly Beach, Assistant Finance Director/Tax Commissioner
Frank Davis, Special Projects Coordinator
Barbara Steinebrey, Planning Commission Member
Barbara White, Planning Commission Member
Jane Garfield, Landmarks Commission Member

Board of Trustees Present

Gerri Harbison
Chris Dobrozsi
Ken Suer

The meeting of the Montgomery Community Improvement Corporation (CIC) GRA Ad-Hoc Committee was called to order at 4:01 p.m. with Mrs. Harbison presiding.

Mr. Suer made a motion seconded by Mr. Dobrozsi to adjourn to Executive Session to discuss economic development as there will be a discussion of confidential information related to marketing plans and specific business strategies for the development site, and confidential financial information about the development teams related to development assistance they may be requesting. Further Mr. Suer requested that Planning Commission members Barbara White and Barbara Steinebrey and Landmarks Commission member Jane Garfield be included as guests of the Committee with Staff.

The Committee adjourned into Executive Session at 4:03 p.m.

The Committee reconvened back into Public Session at 7:39 p.m.

Other Business

Mrs. Harbison asked if there was any further business to discuss. There being none, she asked for a motion to adjourn.

Mr. Suer moved to adjourn. Mr. Dobrozsi seconded. The meeting was adjourned at 7:40 p.m.

Chair

Date

These minutes are a draft of the proposed minutes from the Community Improvement Corporation, GRA Ad-Hoc Committee. They do not represent the official record of proceedings until formally adopted by the Corporation. Formal adoption is noted by signature of the Chairperson within the minutes.

City of Montgomery
Community Improvement Corporation
GRA Ad-Hoc Committee Meeting
August 13, 2015

Present

Wayne Davis, City Manager
Terry Donnellon, Law Director
Connie Gaylor, Clerk of Council
Tracy Roblero, Community Development Director
Brian Riblet, Public Works Director
Kelly Beach, Assistant Finance Director/Tax Commissioner
Frank Davis, Special Projects Coordinator
Barbara Steinebrey, Planning Commission Member
Barbara White, Planning Commission Member
Jane Garfield, Landmarks Commission Member

Board of Trustees Present

Gerri Harbison
Chris Dobrozsi
Ken Suer

The meeting of the Montgomery Community Improvement Corporation (CIC) GRA Ad-Hoc Committee was called to order at 4:00 p.m. with Mrs. Harbison presiding.

Mr. Suer made a motion seconded by Mr. Dobrozsi to adjourn to Executive Session to discuss economic development as there will be a discussion of confidential information related to marketing plans and specific business strategies for the development site, and confidential financial information about the development teams related to development assistance they may be requesting. Further Mr. Suer requested that Planning Commission members Barbara White and Barbara Steinebrey and Landmarks Commission member Jane Garfield be included as guests of the Committee with Staff.

The Committee adjourned into Executive Session at 4:03 p.m.

The Committee reconvened back into Public Session at 8:16 p.m.

Other Business

Mrs. Harbison asked if there was any further business to discuss. There being none, she asked for a motion to adjourn.

Mr. Dobrozsi moved to adjourn. Mr. Suer seconded. The meeting was adjourned at 8:16 p.m.

Chair

Date

These minutes are a draft of the proposed minutes from the Community Improvement Corporation, GRA Ad-Hoc Committee. They do not represent the official record of proceedings until formally adopted by the Corporation. Formal adoption is noted by signature of the Chairperson within the minutes.

City of Montgomery
Community Improvement Corporation
GRA Ad-Hoc Committee Meeting
August 17, 2015

Present

Wayne Davis, City Manager
Terry Donnellon, Law Director
Connie Gaylor, Clerk of Council
Tracy Roblero, Community Development Director
Brian Riblet, Public Works Director
Kelly Beach, Assistant Finance Director/Tax Commissioner
Frank Davis, Special Projects Coordinator
Barbara Steinebrey, Planning Commission Member
Barbara White, Planning Commission Member
Jane Garfield, Landmarks Commission Member

Board of Trustees Present

Gerri Harbison
Chris Dobrozsi
Ken Suer

The meeting of the Montgomery Community Improvement Corporation (CIC) GRA Ad-Hoc Committee was called to order at 4:00 p.m. with Mrs. Harbison presiding.

Mr. Dobrozsi made a motion seconded by Mr. Suer to adjourn to Executive Session to discuss economic development as there will be a discussion of confidential information related to marketing plans and specific business strategies for the development site, and confidential financial information about the development teams related to development assistance they may be requesting. Further Mr. Dobrozsi requested that Planning Commission members Barbara White and Barbara Steinebrey and Landmarks Commission member Jane Garfield be included as guests of the Committee with Staff.

The Committee adjourned into Executive Session at 4:01 p.m.

The Committee reconvened back into Public Session at 7:08 p.m.

Other Business

Mrs. Harbison asked if there was any further business to discuss. There being none, she asked for a motion to adjourn.

Mr. Dobrozsi moved to adjourn. Mr. Suer seconded. The meeting was adjourned at 7:08 p.m.

Chair

Date

These minutes are a draft of the proposed minutes from the Community Improvement Corporation, GRA Ad-Hoc Committee. They do not represent the official record of proceedings until formally adopted by the Corporation. Formal adoption is noted by signature of the Chairperson within the minutes.

City of Montgomery
Community Improvement Corporation
GRA Ad-Hoc Committee Meeting
August 24, 2015

Present

Wayne Davis, City Manager
Terry Donnellon, Law Director
Connie Gaylor, Clerk of Council
Tracy Roblero, Community Development Director
Brian Riblet, Public Works Director
Kelly Beach, Assistant Finance Director/Tax Commissioner
Frank Davis, Special Projects Coordinator
Barbara Steinebrey, Planning Commission Member
Barbara White, Planning Commission Member
Jane Garfield, Landmarks Commission Member

Board of Trustees Present

Gerri Harbison
Chris Dobrozi
Ken Suer

The meeting of the Montgomery Community Improvement Corporation (CIC) GRA Ad-Hoc Committee was called to order at 4:00 p.m. with Mrs. Harbison presiding.

Mr. Suer made a motion seconded by Mr. Dobrozi to adjourn to Executive Session to discuss economic development as there will be a discussion of confidential information related to marketing plans and specific business strategies for the development site, and confidential financial information about the development teams related to development assistance they may be requesting. Further Mr. Suer requested that Planning Commission members Barbara White and Barbara Steinebrey and Landmarks Commission member Jane Garfield be included as guests of the Committee with Staff.

The Committee adjourned into Executive Session at 4:01 p.m.

The Committee reconvened back into Public Session at 5:50 p.m.

Other Business

Mrs. Harbison asked if there was any further business to discuss. There being none, she asked for a motion to adjourn.

Mr. Suer moved to adjourn. Mr. Dobrozi seconded. The meeting was adjourned at 5:50 p.m.

Chair

Date