

October 8, 2015

TO: Mayor and City Council Members

FROM: Wayne S. Davis, City Manager *WSD*
Department Heads

SUBJECT: Thursday Update

The following information is provided to you as a summary of activities for the week of October 5, 2015 and as an announcement of activities in the coming weeks:

1. As a reminder, the Government Affairs Committee of City Council is scheduled to meet Monday, October 12 at 4:30 p.m. The Parks and Recreation and Public Works Committees have cancelled their meetings for the month of October.
2. Last Thursday, October 1, Assistant Fire Chief Ben Shapiro, Lieutenant John Crowell, and School Resource Officer Paul Payne attended a Sycamore Community School Board meeting. This meeting was to set priorities, goals and actions steps in an effort to have safe and secure schools. The group identified areas of needed improvement and ranked the areas from highest to lowest in priority. This partnership consists of members from Sycamore School Board, teachers, social workers, nurses, transportation employees, maintenance employees, and representatives from Montgomery, Blue Ash, and Symmes Township Police and Fire Departments. This Committee will form subcommittees and meet throughout the year to ensure a safe environment for the students, staff and visitors. Thanks to our staff for their involvement and contributions to this important group.
3. On Monday the police department was featured on FOX 19, for "Cookies for a Cop". Officers Nimeskern and Long were met in the safety center lobby by a representative who delivered a box of freshly baked cookies for officers. This organization was developed by Becky Grizovic, who simply wished to thank officers for protecting the public. We appreciate the cookies and kind note delivered to our officers.
4. The first Live at the Uni concert featuring two Cincinnati Symphony Orchestra members, Steven Rosen and Stacey Wooley, was held on Monday at the Universalist Church. This annual program continues to be a big hit with 101 people in attendance. The reception following the concert at Montgomery Inn was also well attended with over 50 people. The second concert of the three part series, will be held on Monday, October 19, with Tom Steele performing and has reached capacity with a waiting list. The final concert will be held on Monday, November 2 with the Klezmer Project performing. Twin Lakes is the Presenting Sponsor and contributed \$1,200 for the series. Thanks to the Montgomery Arts Commission for their time in creating this very popular musical concert series for our community.
5. On Monday, the Civil Service Commission met and authorized a testing process to create an eligible list for the position of patrol officer. Currently the City has one vacant patrol officer position and it is anticipated that a written exam will be scheduled before the end of the year. Staff members in attendance were Don Simpson, Paul Wright, Ben Shapiro and Julie Prickett.

6. Income tax revenues for the month of September were \$572,681, which is an increase of 9.5% compared to collections of \$522,558 for September of 2014. Year-to-date revenues are up 4.8% over last year and exceed estimated revenues by 3.6%. The September Income Tax Variance Report is attached for reference.
7. The Ohio Senate's State and Local Government Committee held the first hearing on Senate Bill 198, legislation that would limit municipal taxation by requiring Ohio cities and villages to apply the municipal income tax solely to residents and not those citizens who work in the municipality, but live elsewhere. S.B. 198 would also prohibit the taxation of a sole proprietor who resides outside the municipal limits, but works within the City. Should the General Assembly pass this Bill, the City estimates a potential annual loss of \$1.9 million, or 24% of earnings tax collections, based on 2013 tax year collections.
8. The City has received \$60,000 in Community Development Block Grant funds from Hamilton County as partial reimbursement for the demolition cost of the former Williams Ford building at the Gateway Redevelopment Area. The Community Development Block Grant (CDBG) program is a flexible program, administered by the Department of Housing and Urban Development, that provides communities with resources to address a wide range of unique community development needs. This is the third time the City has been granted CDBG funds for a project within the City. Other projects included the purchase and installation of handicap accessible playground equipment and the demolition of the gas station located on the Triangle property.
9. Lieutenant Mark Stagge has been busy with Fire Prevention week at Montgomery Elementary. Mark conducts age appropriate safety talks with students ranging from kindergarten through fourth grade, wrapping the week up with a day long touch a truck. Staff from the fire and recreation departments also sponsor a kindergarten through second grade poster contest. The winners of the poster contest will receive awards and have a lunch at the fire house with fire personnel.
10. Detective Jim Lacalameto and Detective Pat Giblin visited the Sycamore Junior High School this week and taught a fingerprinting course for Mrs. Darbyshire's class. The students had many questions about police work, things not even related to police work, fingerprint classifications and if Jim and Pat were brothers. One student also commented on Jim being the "older" brother, which apparently did not sit well since "little" brother Pat is actually MUCH older! In spite of this minor setback, both Detectives enjoyed their time with the inquisitive Junior High students and look forward to these extremely positive and funny experiences which build police and community relations. Thanks to our two detective siblings!
11. This week Lieutenant John Crowell attended training in Chicago, IL, with the Miami Valley Risk Management Association (MVRMA). The conference was sponsored by the Association of Government Risk Pools (AGRIP). John is the current City trustee for MVRMA and this conference is an annual refresher and included Underwriting, Coverages and Emerging Risks, and Safety, Loss Control and Risk Management. Thanks goes out to John for his efforts in protecting City personnel and assets!
12. We are currently in receipt of 27 Montgomery Citizen Leadership Academy (MCLA) applications. Acceptance letters will be mailed on October 14. Attached is the MCLA schedule of classes for 2016. Please review the schedule and let Faith know by January 4 which sessions you would like to attend.

13. Keep an eye out for the newly redesigned Montgomery Police cars. The vehicles purchased this year as "beat" cars are a darker grey with a simpler "POLICE" logo, while still displaying the Montgomery lamp post design. These vehicles now come directly from the Ford factory and require less set-up work which allows us to put the vehicle into service at a much faster time frame than in the past.



14. Public works staff completed the fourth week of the Fall Brush pick-up program this week as all residents who receive Thursday Rumpke collections were serviced. There is one week remaining and includes those residents who receive Friday services from Rumpke.
15. Crews from J.K. Meurer, Inc. began work this week on a project at the Safety Center to create an additional 19 parking spaces at the south area of the existing parking lot. Public works staff will provide oversight and inspections throughout the project which is scheduled to be completed on or before November 16, 2015.
16. As a reminder the Harvest Moon event takes place on Saturday, October 10 from 5:00 to 8:00 p.m. at Swaim Park.
17. The International Reception will be held this Sunday at Terwilliger Lodge from 5:00 to 7:00 p.m., with 37 people currently registered.
18. Lieutenant Michael Nelson will be undertaking one of the biggest challenges of his life this weekend. He will be participating in the Louisville Ironman Triathlon competition that consists of a 2.4 mile swim, 112 mile bike ride and a 26.2 mile run with no breaks between events. He is anticipating that this will take him approximately 15 hours to complete. This event shows Mike's commitment and determination which are a few of the characteristics which make him such a valued member of the City staff. We pass along our best wishes for a fun and safe experience for Mike. Do Well!
19. Just a reminder that the United Way Soup Kitchen is scheduled for Monday, October 19 from 11:00 a.m. to 1:30 p.m. at City Hall. The donation is only \$7 and ALL proceeds go to the 2015 United Way Fund Drive. You can also make a one-time donation or arrange a payroll deduction to the United Way using a United Way pledge form. Please see Scott Schulte or Julie Prickett for forms, and please join us if your schedule allows for this good cause!
20. As an early reminder, invitations to the Neighborhood Leaders Forum scheduled for Thursday, November 12, have been mailed to all of our MCLA graduates as well as our neighborhood contacts. In this forum Tracy Roblero will address future development and Melissa Hays will

present on property maintenance. The session is from 6:30 to 8:00 p.m. at Terwilliger Lodge. Please let Faith Lynch know if you would like to attend.

21. Recreation staff are working with the Montgomery Chamber of Commerce and local business Jewels by Jules to finalize the 12 Days of Christmas in Montgomery. This new program is an extension of our Holiday in the Village event and will feature activities and specials from a variety of local Montgomery businesses during the first 12 days of December. This new approach to the holiday season will be discussed at the Government Affairs Committee meeting on Monday, October 12.
22. Please find the attached thank you note from the principal and vice principals of the Sycamore Junior High School to the City for our help in closing streets and traffic management during the Aviator Flight Fest. The 5K/10K Walk and Run helps raise money for numerous extra-curricular and educational opportunities at Sycamore Junior High School. In addition, a portion of the proceeds will benefit Operation Give Back. Approximately 450 people were registered for this event this year.
23. Please find a letter mailed to Council Member Suer from a resident in recognition of the kindness shown by employees of the Montgomery Kroger store during the funeral procession of Cincinnati Police Officer, Sonny Kim. Examples of this type of citizenship and community happen all around us but are rarely brought to our attention. Thank you to the Montgomery Kroger Store staff for their care and compassion, to Mr. Steven Toth for expressing his appreciation and to Ken for sharing.
24. Please find attached Montgomery-related news articles that appeared in the local media since our last update.

Should you have questions or concerns regarding this information, please do not hesitate to contact me.

C: Connie Gaylor, Administrative Coordinator
Department Heads
Terry Donnellon, Law Director

October 1, 2015

To: Wayne Davis, City Manager

From: Kelly J. Beach, Assistant Finance Director/Tax Commissioner *KJB*

Subject: 2015 September Income Tax Variance Report

Month-to-Date

For the month of September 2015, the City's total income tax receipts were \$572,681, which is an increase of \$50,123 or 9.5% compared to the actual amount collected in September 2014.

	2015	2014	% Change
September Actual	\$572,681	\$522,558	9.5%
YTD	\$6,532,285	\$6,229,674	4.8%

Year-to-Date

Year-to-date actual income tax receipts show an increase of 4.8% over the year-to-date receipts received through September 2015 compared to the same period in 2014. In addition, year-to-date revenues exceeded estimated revenues by 3.6%.

	YTD Actual	YTD Estimate	% Change
2015	\$6,532,285	\$6,304,641	3.6%

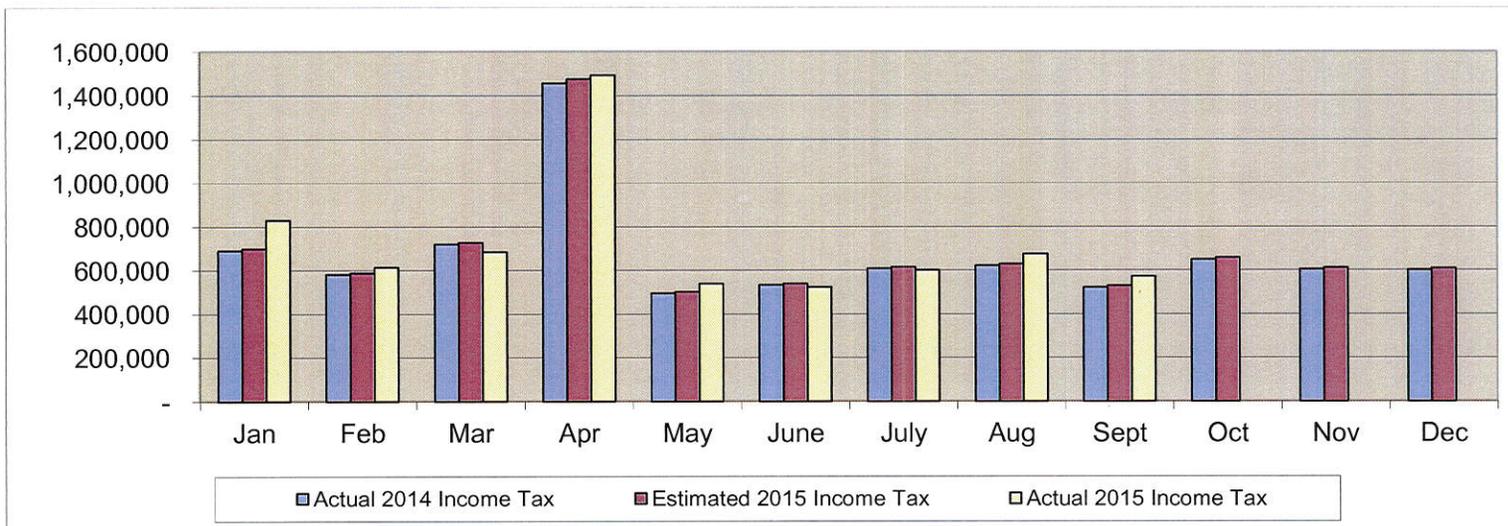
A breakdown by category for September 2015 is as follows:

- *Withholding*- September withholding collections were \$403,803, which is a decrease of \$963, or 0.2%, when compared to September 2014 collections of \$404,766.
- *Business*- In September 2015, net profits from businesses located within or doing business within Montgomery were \$72,931. This is an increase of \$19,241 or 35.8% compared to September 2014 collections of \$53,690.
- *Resident*- Revenues of \$95,947 were collected in September 2015 from residents living in Montgomery, which is an increase of \$31,846, or 49.6%, compared to September 2014 collections of \$64,101. The large increase is attributable to \$14,000 in payments from amended returns back to 2011 for an individual who previously received credit for taxes paid to Cincinnati that was later refunded, along with large payments of an outstanding balance due and estimated tax.

The following schedule breaks down collections by source and provides a graph comparing actual and estimated income tax revenues for 2014 and 2015. There is also an End-of-Month report attached showing the comparison between month-to-date and year-to-date.

**Schedule of Income Tax Collections by Source
Actual 2014 Compared to 2015 Estimate & Actual**

	Actual 2014				Actual 2015				2015 Estimate	Estimate Variance	%	Actual Variance	%
	Business	Resident	Withholding	Total	Business	Resident	Withholding	Total					
Jan	30,088	98,434	561,961	690,483	23,513	107,848	697,917	829,278	698,792	130,486	18.67%	138,795	20.10%
Feb	19,555	35,972	526,121	581,648	23,144	35,600	554,901	613,645	588,647	24,998	4.25%	31,998	5.50%
Mar	65,548	93,913	560,970	720,431	32,625	59,799	591,955	684,379	729,101	(44,721)	-6.13%	(36,052)	-5.00%
Apr	162,578	871,032	423,547	1,457,156	200,522	809,884	483,267	1,493,674	1,474,691	18,983	1.29%	36,518	2.51%
May	12,931	27,158	456,056	496,145	4,704	46,282	489,079	540,065	502,115	37,950	7.56%	43,921	8.85%
June	57,580	70,483	406,036	534,100	53,215	45,207	425,373	523,795	540,527	(16,732)	-3.10%	(10,304)	-1.93%
July	39,265	98,569	469,139	606,973	43,778	119,709	436,938	600,425	614,277	(13,852)	-2.26%	(6,548)	-1.08%
Aug	19,420	93,554	507,208	620,183	11,565	65,336	597,442	674,343	627,646	46,697	7.44%	54,160	8.73%
Sept	53,690	64,101	404,766	522,558	72,931	95,947	403,803	572,681	528,846	43,834	8.29%	50,123	9.59%
Oct	50,812	191,017	406,637	648,466	-	-	-	-	656,270	-	0.00%	-	0.00%
Nov	9,662	53,034	540,512	603,207	-	-	-	-	610,466	-	0.00%	-	0.00%
Dec	37,624	169,962	393,800	601,386	-	-	-	-	608,623	-	0.00%	-	0.00%
Totals	558,753	1,867,230	5,656,752	8,082,734	465,998	1,385,613	4,680,674	6,532,285	8,180,000	227,644	3.61%	302,611	4.86%



CITY OF MONTGOMERY
END OF MONTH REPORT
30 SEP 2015

	2013 Month-to-date	2014 Month-to-date	2015 Month-to-date	2015 vs 2014 Month percent	2015 Year-to-date	2014 Year-to-date	2015 vs 2014 Year percent
September							
Business	58,039.08	53,690.32	72,931.34	35.8	465,998.25	460,654.99	1.1
Resident	54,096.22	64,101.49	95,946.78	49.6	1,385,613.38	1,453,216.37	-4.6
Withholding	450,391.01	404,765.95	403,802.50	-0.2	4,680,673.54	4,315,803.01	8.4
Non-resident							
TOTAL	562,526.31	522,557.76	572,680.62	9.5	6,532,285.17	6,229,674.37	4.8
October							
Business	56,969.76	50,811.99		-100.0	465,998.25	511,466.98	-8.8
Resident	205,611.06	191,017.25		-100.0	1,385,613.38	1,644,233.62	-15.7
Withholding	410,816.58	406,636.90		-100.0	4,680,673.54	4,722,439.91	-0.8
Non-resident							
TOTAL	673,397.40	648,466.14	0.00	-100.0	6,532,285.17	6,878,140.51	-5.0
November							
Business	13,197.32	9,662.33		-100.0	465,998.25	521,129.31	-10.5
Resident	62,612.47	53,033.62		-100.0	1,385,613.38	1,697,267.24	-18.3
Withholding	432,607.66	540,511.53		-100.0	4,680,673.54	5,262,951.44	-11.0
Non-resident							
TOTAL	508,417.45	603,207.48	0.00	-100.0	6,532,285.17	7,481,347.99	-12.6
December							
Business	43,175.51	37,623.56		-100.0	465,998.25	558,752.87	-16.6
Resident	146,122.99	169,962.24		-100.0	1,385,613.38	1,867,229.48	-25.7
Withholding	415,958.33	393,799.81		-100.0	4,680,673.54	5,656,751.25	-17.2
Non-resident							
TOTAL	605,256.83	601,385.61	0.00	-100.0	6,532,285.17	8,082,733.60	-19.1

From the Cincinnati Business Courier

[:http://www.bizjournals.com/cincinnati/news/2015/10/08/montgomery-selects-development-team-for-100m.html](http://www.bizjournals.com/cincinnati/news/2015/10/08/montgomery-selects-development-team-for-100m.html)

Montgomery selects development team for \$100M+ project

Oct 8, 2015, 8:51am EDT



[Tom Demeropolis](#)

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The city of Montgomery selected a team to develop more than 12 acres of prime land along Montgomery Road and Ronald Reagan Highway.

The development team of **Great Traditions Land & Development Co.**, **Brandicorp**, Greiwe Development Group, **North American Properties** and **Sibcy Cline**, known as Gateway Partners LLC, have a development plan that would bring more than \$100 million in development to the site.

"You take five all-stars, and you put them together, and you really have a special team that can produce something that hasn't been produced yet," [Tom Humes](#), president of Great Traditions, told me. "This will be a great contribution to the legacy of Montgomery."

Gateway Partners plans to build about 150,000 square feet of class A office space across three buildings, a 64-room boutique hotel, about 25,000 square feet of retail and restaurant space, a community green space, about 80 high-end residential condos and a 750-car parking garage.

The Montgomery Community Improvement Corp. voted Wednesday night to make Gateway Partners its preferred developer. Montgomery city staff and the improvement corporation will work with Gateway Partners over the next couple of months to finalize a development agreement for the site, which was formerly home to two car dealerships.

[Some of the best real estate developers in the city and the region were interested in being the developer](#) for the old Ford dealership at 9260 Montgomery Road and the old Chevrolet dealership at 9292 Montgomery Road.

"It was a difficult decision due to the high quality of the responses the CIC received; however, Gateway Partners presented a preliminary vision for the project which best matches the CIC's vision for a successful mixed-use development," said city council member [Gerri Harbison](#). "We are excited to begin the next phase with Gateway Partners and to shape the vision for this legacy project at our southern gateway to the city."

[Rick Greiwe](#), principal of Greiwe Development, described the vision for the property as an "urban in-fill village."

"The mix of uses will enhance the existing downtown and connect to it," Greiwe told me. "It will be a gateway to the existing downtown, not an island that's separate from it."

The retail and restaurant space is being planned as a restaurant row, with outdoor dining space lining both sides of a large community green space. Humes said Montgomery has long been known for its restaurants and this development will continue that. The team is aiming to bring local and chef-driven restaurants.

The green space will be large enough to hold community events, such as farmer's markets. Greiwe said it was important that this space be inviting to the greater Montgomery community and not just those living or working at this development.

[Jerry Royce](#), vice president of leasing and development for Brandicorp, said the office space at the gateway development will offer space to companies that want their employees to be in a true live, work and play environment.

"We're ready to roll up our sleeves and make sure this is a successful project," Royce told me.

The Gateway Partners team brings more than 200 years of real estate development experience to the project.

"We spent a lot of time working on the concept of bringing a mixed-use community to life," Humes told me. "We wanted to get the best of the best on our team."

He said today's consumer, whether they are looking for a restaurant, a place to live or a place for their office, wants to go somewhere that is pedestrian friendly and has a sense of place.

Brandicorp, which has been one of the region's most active developers in recent years, will lead development of the office space, the boutique hotel and the commercial space.

Great Traditions will serve as the land developer for the entire project. The majority of the residential units, about 72 condos, will be developed and built by Greiwe Development, NAP and Sibcy Cline. The design of the condos will take cues from the colonial style of historic Montgomery just as Greiwe Development's Mariemont condos were influenced by the Tudor architecture there. Great Traditions will build about eight townhomes at the gateway project.

The CIC thanked the other finalists in the request for proposals process, which included Miller-Valentine Group with Jeffrey R. Anderson Real Estate Inc. and Cushman & Wakefield; JLL with CMC Properties and Reztark Design Studios, and Opus Development Co. LLC with St. Francis Group and Glaserworks.

Once the development agreement is finalized, the team said it would like to begin work as soon as possible. Land development could begin next year, with the office and retail component starting construction at the end of 2016 or early 2017. The residential component would begin in the spring of 2017.

Demeropolis covers commercial real estate and development.



*The City of Montgomery...
Thank You!*

We cannot thank you enough for your support of Flight Fest 2015. The event was a huge success for our students and families. We could not have done it without you. We look forward to many many years of great partnership.

Fondly,
Lisa Zelvy
Assistant Principal

Ramon Davis
Assistant Principal

Travis J. Rea

This event would not have been a huge success without people like you!

June 26, 2015

Dear Customer Relations Dept.,

Today my grandchildren and I were out on the sidewalk in front of your Kroger store at 9939 Montgomery Rd. We were there to show the American Flag out of respect for murdered Cincinnati Police Officer Sonny Kim, whose funeral procession was soon to pass by us. It was a show of force by hundreds of law-abiding citizens from Montgomery who lined *both* sides of the street.

It was a very humid afternoon. There were two Kroger employees going up and down the sidewalks on both sides of the street pushing a bas-cart and handing out ICED bottled water. There was another Kroger employee handing out blue ribbons signifying solidarity with our brave police officers.

The Kroger Store at 9939 Montgomery Rd. is *my* grocery store. The variety of products, the cleanliness, the weekly specials and the freshness of its products is unmatched. And today my store gave iced refreshments and ribbons showing good corporate citizenship to our Montgomery community. Thank you, Krogers. It was much appreciated.

Sincerely,

Steven W. Toth

7862 Westwind Lane

Montgomery, Ohio 45242