



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

September 23, 2020

6:30 P.M.

The meeting will be offered both in place at City Hall and by teleconference for those who cannot attend in person or feel safer sheltering at home. To participate in this meeting by teleconference please use the following phone number:  
1-866-228-9900 with a passcode of 204938.

1. Call to Order
2. Guests and Residents
3. Minutes - August 5, 2020 Meeting of Trustees
4. New Business
  - a. Update on Montgomery Quarter Development
5. Old Business
6. Other Business
7. 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 Trustees  
August 5, 2020

Present

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

Board of Trustees Present

Lee Ann Bissmeyer, President-phone  
Chris Dobrozsi  
Gerri Harbison  
Craig Margolis  
Lynda Roesch-teleconference  
Ken Suer

Council Members Absent

Mike Cappel

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President Bissmeyer called the meeting of the Trustees of the Community Improvement Corporation (CIC) for August 5, 2020 to order at 6:45 p.m. in a hybrid meeting at City Hall and by telephone conference with President Bissmeyer presiding. This remote access meeting was allowed by emergency legislation adopted by the Ohio General Assembly and approved by the Governor. The emergency legislation added language to RC Section 121.22 allowing public meetings by telephone conference during the current pandemic and declared State of Emergency. As required by the statute, notice of the telephonic meeting was publicized more than 24 hours in advance to allow public access through the same conference call in service. The public was also given a backup number to call in the event there were technical difficulties. This Notice was posted on the City's website and a similar Notice was sent to The Cincinnati Enquirer.

**Guests and Residents**

President Bissmeyer asked to move Guests and Residents to the end of the meeting for those who wish to speak on something other than the agenda item.

**Minutes**

Mr. Margolis moved to approve the minutes from the July 22, 2020 Meeting of the Trustees as corrected. Mr. Suer seconded. The minutes were unanimously approved.

**New Business**

**Historic Preservation Matching Grant for the Jonathan Crain House**

Ms. Roblero explained that it is requested that the Montgomery Community Improvement Corporation consider an application for a historic preservation matching grant from Redbird Group LLC for exterior renovations to the Jonathan Crain House at 9441 Main Street. She stated that the financial impact will be \$15,000 which is the maximum grant amount permitted under the Historic Preservation Matching Grant Program. The quote provided for the exterior restoration work is \$30,595.

Ms. Roblero provided background on The Jonathan Crain House and explained that the house is located on the corner of Main Street and Remington Road and is a two-story frame house. She added that the house is Federal style and features an entrance on Main Street, six over six double hung windows, horizontal wood siding and a gable roof. There are two additions off the rear of the house, one of which dates to around 1900 and the other sometime before 1950.

Ms. Roblero stated the applicant is currently conducting a major renovation to the building. The exterior renovations include replacement of exterior siding and trim, restoration of gutters, new shutters, new windows on the sides and rear of the house, a new retail entrance door and a small addition to conceal the dumpster. The previous owner of the building received approval to replace the existing siding with new wood lap siding in May

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of 2019; however, the work was never completed. The Montgomery Community Improvement Corporation (CIC) approved a Historic Preservation Matching Grant to help cover the cost of the work of replacing the siding in May of 2019; however, this money was never awarded as the work was not completed.

Ms. Roblero explained the Landmarks Commission met on May 8 to review this application. After reviewing the application, the Landmarks Commission voted unanimously to approve the application with conditions; however, the Commission did not approve a replacement window at that time as the applicant was going to attempt to repair the original windows. On July 8, the Landmarks Commission met to consider replacement of some of the windows due to new evidence presented by the applicant on the condition of many of the windows. After much discussion, the Landmarks Commission voted unanimously to approve the replacement of the windows on the sides and rear of the building with an all wood window in compliance with the Zoning Code.

Ms. Roblero stated that staff supports the action of the Landmarks Commission and believes that the proposal is consistent with the intent of the Heritage District guidelines. Staff believes that the modifications to the exterior of the building are major improvement to the building and the Heritage District, particularly the Main Street frontage. The proposed modifications not only enhance the look of the building but will help preserve this historic structure for years to come. Staff appreciates the applicant's willingness to make upgrades to this historic structure and to engage Remington Road in a way that adds to the streetscape. Staff also believes that the applicant is to be commended for going out of their way to ensure that original windows remain on the east elevation of the building despite the poor condition of the window.

Mr. Kevin Smith, the applicant and sole member of Redbird Group, addressed the Trustees by stating he has been a Montgomery resident for 18 years. He explained that he bought the building with the intentions of opening a bakery. He explained that he has three sisters in Montgomery and between them all there is a total of 12 children who also call Montgomery home. He said this was a dream that he and his family have been wanting to pursue.

Mrs. Bissmeyer stated that she was very excited to hear of a bakery coming to town and his activity in improving the building.

Mr. Margolis stated that he understood that historic buildings have historic problems. He stated that the Jonathan Crain House was critical to the streetscape of Main Street. He commended Mr. Smith for maintaining the integrity of the building.

Mr. Suer stated that there are debates about preserving historical buildings. He stated that Council hears that the majority of the public appreciate efforts to keep the historic buildings in good shape. He states that City Council feels preserving historic buildings is very important. He also commended Mr. Smith for opening a bakery as the city has not had one in some time.

Mr. Dobrozi thanked Mr. Smith for not only being a resident but for his investment in the building and making it an active part of the community.

Mr. Smith thanked the Trustees for their support and comments. He added that it has been amazing to work with Ms. Roblero and the Landmarks Commission.

Ms. Roesch praised Mr. Smith for having a dream and putting the time and money into making it happen.

Mr. Margolis moved to approve the historic matching grant request for the Jonathan Crain House in the amount of \$15,000. Mr. Suer seconded. The Trustees unanimously agreed.

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**Old Business**

There was no old business to discuss.

**Other Business**

President Bissmeyer asked if there was any further business to discuss.

Steve Silverman, 7504 Golf Green Drive- Mr. Silverman, who was phoning into the meeting, addressed the CIC. He stated that if the business owners of the bakery had not applied yet through the Planning Commission, that he hoped Ms. Roblero would help them through the process of getting approval. He explained that he would have a problem if someone was baking pies next to his residence, but he knew others will not. He stated that the second thing he would like to mention is a PBS show that aired called the “10 Towns that changed America”. He explained it was a follow up to the “10 Bridges that changed America”. He stated that he may have discussed this with Mayor Dobrozi. He stated that #3 on the list of the towns is Greenhill’s. He stated that what Montgomery has done to preserve historic buildings was fantastic. He explained that Greenhill’s was part of a Federal Government program referred to as “Greenbelt Towns” built in the United States. The other two are Greenbelt, Maryland and Greendale, Wisconsin. The three towns had their start during the Depression Era. President Franklin Delano Roosevelt created a program to build new suburban communities as part of his New Deal plans for the country. Mr. Silverman stated that one of the rules for the development was that no African Americans could live there. He stated that since the 1960s buildings have been torn down as Greenhill’s did not have the funding to maintain them. He stated that as Montgomery has funding and is dedicated to preserve history, we can continue to do the right thing. He encourages the CIC to continue to offer this program.

President Bissmeyer asked if there were any other business to discuss. There being none, she asked for a motion to adjourn.

Mr. Margolis moved to adjourn. Mr. Suer seconded. The meeting was adjourned at 7:02 p.m.

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Secretary/Treasurer

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Date