

# ST. BERNARD COMMUNITY IMPROVEMENT CORPORATION

## January 14, 2020 Meeting Minutes

### Call to Order – President

Meeting was called to order at 6:02pm by President Jonathan Stuchell

### Roll Call – President

Secretary Hughes called the roll. In attendance: Jonathan Stuchell, Bob Culbertson, Meredith Hughes, Peggy Prickweg, Ray Culbertson, Tom Rolfsen, Gerry Wiedemann

Absent: Joe Brickler, James Rutherford, Amy Yosmali

### Minutes

The minutes were presented. There was a motion to approve the minutes and dispense with the reading of the minutes made by Gerry Wiedemann, seconded by James Rutherford. All in favor.

### Treasurer's Report – Treasurer

Treasurer's report was presented by Treasurer Bob Culbertson. Checking account balance at the end of December was \$457,010.09.

Accounting will be moved to TechSoup (rather than QuickBooks) after CIC is past TechSoup's verification process.

Treasurer Culbertson will purchase a laptop for the CIC's use.

### New Business / Action Items

1. Shopping Center Contract
  - a. Motion to go into executive session to discuss the development of the shopping center made by Bob Culbertson, seconded by Ray Culbertson. A voice vote was taken, all in favor.
  - b. A second motion to include advisors in executive session made by Jonathan Stuchell, seconded by Ray Culbertson. A voice vote was taken, all in favor.
  - c. After executive session was complete, Peggy Brickweg made a motion to grant an additional 60 day extension for the shopping center contract, seconded by Tom Rolfsen. A voice vote was taken, all in favor.
2. Breezeway Demolition
  - a. During the demolition process, the two sides of the Breezeway were damaged. Skyline's wall was repaired as part of their construction process, the CIC's wall was not repaired.
  - b. Skyline had a contractual obligation to repair both sides of the wall pursuant to the easement agreement signed at closing.
  - c. The CIC has an obligation to the existing tenant to get the damage fixed, as it's causing a leak in the tenant's business.

- d. Current estimates are between \$15,000 and \$20,000, but as of the date of the meeting no formal quote had been provided.
  - e. The discussion centered on what action the board needed to take to rectify the problem specifically whether the board should fix it and attempt to recoup the funds from Skyline.
  - f. President Stuchell was of the opinion that since Skyline was one of the first businesses to invest in the shopping center, suing them for the money would take a very positive thing (investment in the village, the recent grand opening, and community good will) and make it negative.
  - g. There was no action taken regarding this item at this meeting, except to get a second quote and decide what to do based on the amount at the next board meeting.
3. Elections
    - a. We have an open position
    - b. Motion to vote on Chris Schildmeyer as a board member made by Ray Culbertson, seconded by Peggy Brickweg
    - c. The discussion regarding term limits, and who came on the board at one point, was deferred until next meeting, so more research could be done.
  4. Heritage Ohio Board
    - a. The meeting with Heritage Ohio was initially scheduled for the end of February. Due to holiday delays, it will likely need to be pushed back so that the dates can be advertised to the community and the 18 person board decided on.
  5. Land Bank Holding Agreement
    - a. The board would need to apply to become a preferred community partner in order to discuss with the Land bank the benefits of a holding agreement.
    - b. Bob Culbertson made a motion to apply to become a preferred community partner, seconded by Meredith Hughes. A voice vote was taken, all in favor.
  6. Park Place Properties.
    - a. Both lots to be marketed as one, but the consolidation will need to occur pre-building and will be the financial responsibility of the buyer;
    - b. Buyers still have to go through the application process in order to be eligible to purchase the lots.

#### Open Discussion

- 31 Phillips – the land bank contacted Secretary Hughes about the property inquiring whether the CIC wanted to take the property back. It's a vacant lot. Motion to buy 31 Phillips by Bob Culbertson, seconded by Gerry W. A voice vote was taken, all in favor, except Tom Rolfsen.

#### Next Meeting

Next regular meeting will be January 21, 2020 @ 6pm.

#### Adjournment

Motion to adjourn made by Peggy Brickweg, seconded by Ray Culbertson, all in favor.