ST. BERNARD COMMUNITY IMPROVEMENT CORPORATION
January 20, 2020 Meeting Minutes

Call to Order – President
Meeting was called to order at 6:05pm by President Jonathan Stuchell

Roll Call – President
Secretary Hughes called the roll. In attendance: Jonathan Stuchell, Bob Culbertson, Meredith Hughes, Peggy Brickweg, Ray Culbertson, Chris Schildmeyer, 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 and seconded by Tom Rolfsen. All in favor.

Treasurer’s Report – Treasurer
The current checking account balance is $428,181.81.

New Business / Action Items
1. Elections
   a. Nomination of Candidates
      i. For the business representative, a motion to re-nominate Amy Yosmali was made by Gerry Wiedemann, seconded by Ray Culbertson. A voice vote was taken, all in favor.
      ii. For the first resident representative, a motion to re-nominate Gerry Wiedemann was made by Tom Rolfsen, seconded by Ray Culbertson. A voice vote was taken, all in favor.
      iii. For the second resident representative, a motion to nominate Chris Sauer was made by Jonathan Stuchell, seconded by Ray Culbertson. A voice vote was taken, all in favor.
   b. Nomination for Vice President: Tom Rolfsen was nominated for Vice President by Ray Culbertson, seconded by Chris Schildmeyer. A voice vote was taken, all in favor.

2. Review of Presentation to the Board by Ken Schuermann & Josh Niederhelman from the development group for the shopping center
   a. Request for 90 extension to pursue mixed use and retail:
      i. Current contract does not give a current right of termination if tenant is not acceptable.
      ii. If another extension is to be granted, the board has to approve specific language to be included giving the CIC the right to approve the tenant or terminate the contract.
      iii. A special meeting will be called on February 27, 2020 so that language can be drafted for said purposes.

3. Townhomes
   a. Review of meeting with owners and discussion of Contract for remaining parcels: the owners are still interested in the remaining 4 parcels and have lowered their purchase

{2020 CIC Minutes - 2-18-2020-1}
price to attract new interest. No further construction will be completed until the first one is sold.

4. Heritage Ohio Downtown Assessment Team
   a. Possible Dates: April 7-8 or April 28-29 or April 29-30

Old Business

1. 4509 Vine Street
   a. A business for a guitar shop came in to make a presentation 4509 Vine. He is currently located in Northside and needs to expand, and would rather own than rent.
   b. There is an additional application that needs to be reviewed.
   c. A cheesecakery reached out, but has not submitted an application.

2. Old Firehouse/ Long John Silvers
   a. The title and survey problems (primarily that a portion of the 75 ROW lies within our property) need to be corrected prior to next steps.
   b. One possibility would be to demo the existing buildings, but we’d need quotes.

3. Property maintenance
   a. Breezeway Repair Completed – total cost was $7800
   b. Dollar General Roof – will either need to be patched again, or at some point in the near future will need to be replaced
   c. Mowing RFP – available. It will be due before March 6 at 5pm.

Open Discussion
- None

Next Meeting

Next special meeting will be February 27, 2020 @ 6pm

Next regular meeting will be March 10, 2020 @ 6pm.

Adjournment

Motion to adjourn made by Tom Rolfsen, seconded by Bob Culbertson, all in favor.