

ST. BERNARD COMMUNITY IMPROVEMENT CORPORATION

May 19, 2020 Meeting Minutes

Call to Order – President

Meeting was called to order at 6:03pm 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 Sauer, Chris Schildmeyer, Gerry Wiedemann, Amy Yosmali, Tom Rolfsen

Absent: Joe Brickler

Minutes

The minutes for the meeting on March 10, 2020 were presented. There was a motion to approve and dispense with the reading of the minutes made by Gerry Wiedemann, seconded by Peggy Brickweg. All in favor.

Treasurer's Report – Treasurer

The current checking account balance is \$435,641.71

Pizza Hut has missed two months of rent due to COVID-19; need to look into sending a default notice

Ace Cash Express missed one month of rent.

New Business / Action Items

1. Pending offers of purchase for property:
 - a. Motion to go into executive session to discuss pending offers of purchase. Motion made by Amy Yosmali, seconded by Tom Rolfsen. An up down vote was taken, all in favor
 - b. Motion to come out of executive session by Bob Culbertson, seconded by Ray Culbertson. An up down vote was taken, all in favor
2. *Park Place Property* – Motion to accept Response #1, made by Tom Rolfsen, seconded by Ray Culbertson. All in favor, with Jonathan Stuchell and Peggy Brickweg abstaining.
3. *4509 Vine Street* – Motion to accept I Am Coffee's proposal, with the condition that proof of financing be provided, made by Yosmali, seconded by Chris Schildmeyer. All in favor, with Gerry Wiedemann abstaining.
4. *307 Bank Avenue* – Application was submitted an hour prior to the meeting. Applicant will be contacted after the meeting.
5. *4913 Andrew* – Incomplete application submitted. Applicant will be contacted after the meeting.
6. *Shopping Center* –
 - a. Current contract has closing set for July 15, 2020
 - b. No set plan as of date of meeting. The developer and CIC are considering a possible demolition or some form of development agreement. If all or any part of property is demolished, it will likely affect the purchase price, but there were no concrete figures as of the date of the meeting.

- c. Dollar General is investing money into the center, but only if their lease is renewed.
 - d. There is a possibility that we partner with the developer on the purchase. No concrete plans or proposals, but an option to be considered moving forward.
7. *Firehouse* – Meredith Hughes is in the process of completing the steps necessary to clean up the survey and legal description issues.
 8. *Heritage Ohio* – Will not do a virtual meeting, instead will into fall dates.
 9. *306 Bank Avenue* - there has been no interest regarding the possible purchase of this property.

Property Maintenance

- *Shopping Center* – eight patches to seams in roof need to be repaired.
- *Banks Street Parcel* – potholes need to be filled

Open Discussion

- 31 Phillips - The CIC agreed to take the property back, but it has not been formally transferred to the CIC yet.

Next Meeting

Next regular meeting will be June 16, 2020 @ 6pm.

Adjournment

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