

ST. BERNARD COMMUNITY IMPROVEMENT CORPORATION

November 19, 2019 Meeting Minutes

Call to Order – President

Meeting was called to order at 6:01pm by President Jonathan Stuchell

Roll Call – President

President Stuchell called the roll. In attendance: Jonathan Stuchell, Bob Culbertson, Meredith Hughes, Ray Culbertson, Tom Rolfsen, James Rutherford, Gerry Wiedemann, Amy Yosmali, Joe Brickler.

Absent: Peggy Brickweg

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. Current checking balance is \$445,271.60. See attached for detail of expenses.

Treasurer Culbertson indicated he would be researching alternative accounting software to Quickbooks, since Quickbooks was a pricey iteration. Amy Yosmali mentioned www.techsoup.org as a free alternative for nonprofits.

New Business / Action Items

1. Park Place
 - a. Consolidation of Parcels
 - i. There are two parcels owned by the CIC: 4528 and 4526 Park Place. 4528 has a significant drop off in the back of the property and may not be buildable unless consolidated
 - b. Target Purchase Price
 - i. No purchase will be decided prior to review of the applications, which will follow the CIC's established process.
 - ii. For purposes of this application process, a zoning information and spec sheet will be provided with the listing. Taylor Gruenwald and Meredith Hughes will work to provide this by the next CIC meeting.
 - c. Once final, the listing will remain open for 60 days to allow for the maximum number of applicants.

- d. Tom Rolfsen asked a question regarding any tax abatement for the new owner of the property. Since the tax abatement is offered by the county, St. Bernard has no control over who applies, or how much revenue may or may not be generated by new construction.
 - e. Bob Culbertson made a motion to package both lots as a single offering, seconded by Ray Culbertson. A roll call vote was taken, all in favor.
2. Heritage Ohio Downtown Assessment Team
 - a. Heritage will be here February 19th and 20th, 2020
 - b. Stakeholder list
 - i. The CIC board needs to arrive at a list of approximately 18 people from the community. Since the visit in February, Jonathan Stuchell asked for a list of nominations by the end of 2019.
 - c. CIC involvement: Members of the CIC need to also sit on the Heritage Ohio board, but the two boards should not be identical.
 3. Use of Land bank Holding Agreement
 - a. CIC Properties will be held by Land bank, under Holding Agreement, outlining the terms under which the Land bank would hold the properties, what the CIC would be responsible and the mechanics for selling property.
 - b. The largest advantage is that under these holding agreements, no taxes
 - c. In order for the Village to take advantage of a similar deal, the properties would need to be transferred to the CIC.
 - d. Discussion of whether to move properties to Land bank is tabled until the next meeting.
 4. Property Review Committee – Status Updates
 - a. 4913 Andrew – listed on CIC’s website. Waiting on applications.
 - b. 4509 Vine Street – gets shown often, but there have been no applications
 - c. 41 Baker – needs to be added to the buildable lot list
 - d. Update CIC Property List – inventory and available properties needs to be updated on the website.
 5. Election of Board Members
 - a. Composition of board will need to change after the first of the year, based on the number of elected officials, and people’s terms phasing out.
 - b. A determination will be made and elections will be held in 2020.

Old Business

1. Shopping Center Update
 - a. Closing Date is January 15, 2020
 - b. Skyline – this was closed in July 2019. Tom Rolfsen asked a question about the Breezeway demolition. The CIC agreed to escrow half of the cost of demolishing the Breezeway, with the expectation that the developer will reimburse us when they purchase their parcel.

2. Long John Silvers/ Old Firehouse – will explore development once title and survey issues are completed. It may be possible to have a trade school do the demolition once that becomes necessary.
3. Old Police Station – no update.

Open Discussion

- Will schedule walk through of 88 E. Mitchell after the first of the new year for board to see improvements
- There was a heating issue at the Boost Mobile site that will need to be corrected. There was no estimate available as of the meeting date.
- Ultimately need to come up with a vision for the properties the CIC owns – will be developed in connection with our work with Heritage Ohio.

Next Meeting

Next regular meeting will be December 17, 2018 @ 6pm.

Adjournment

Motion to adjourn made by Gerry Wiedemann, seconded by Joe Brickler, all in favor.