

ST. BERNARD COMMUNITY IMPROVEMENT CORPORATION

April 16, 2019 Meeting Minutes

Call to Order – President

Meeting was called to order at 6:00 pm by President Jonathan Stuchell

Roll Call – President

Secretary Hughes called the roll. In attendance: Jonathan Stuchell, John Estep, Meredith Hughes, Bob Culbertson, Peggy Brickweg, Ray Culbertson, Tom Rolfsen, James Rutherford, Gerry Wiedemann and Amy Yosmali

Absent: Joe Brickler

Minutes

The minutes from the March 19, 2019 meeting were presented. Amy Yosmali noted one typo, which will be corrected prior to uploading the minutes to the Village's website. A motion was made by Gerry Wiedemann to suspend with the reading of the minutes, seconded by Ray Culbertson. All in favor.

Treasurer's Report – Treasurer

Treasurer's report was presented by Treasurer Culbertson. Current checking balance is \$241,416.44. We are waiting on \$1,000 payment from Simple Wireless.

Action Items

1. Related Party & Fraud Questionnaire – all members of the Board of Trustees must complete the form and mail into Plattenburg & Associates.
2. Future Contract with the Village – President Stuchell recapped the COW and Council meetings where the future process for the Village transferring properties to the CIC was discussed. The general consensus from Council was that no formal process, beyond including proposed repayment terms in the ordinances, was necessary.
3. Transfer of Long John Silvers and Old Firehouse
 - a. The CIC is ready to begin exploring development of that property and will ask the Village to transfer the property to the CIC at the next Council meeting.
 - b. Existing costs for the property are as follows: taxes are \$6,600 per half, insurance and maintenance unknown
 - c. Agreement regarding percentage of profit to be remitted to the Village:
 - i. Jonathan Stuchell asked the Board to decide on a suggested percentage of net proceeds to include in the proposed ordinance. He proposed 50% of the net proceeds be returned to the Village.

- ii. Ray Culbertson said that 50% seemed high, that the money would be in better hands with the CIC who could put the money back into developing St. Bernard. He suggested that it be 20% at most.
 - d. Use of the Property
 - i. Current developer of the shopping center (Schuermann Properties) is interested, and someone spoke to John Estep about the possibility of developing the property.
 - ii. Proposals are still in formative stages but the consensus of the Board was that it would be best to come up with a comprehensive plan for that portion of the village, prior to entertaining offers.
 - iii. Taylor Gruenwald suggested that instead of an outright sale of the property the CIC should explore leasing or obtaining an equity stake in the end business. Both would require research regarding the auditing requirements and tax consequences.
- 4. Property Review Committee
 - a. Sale of 88 E. Mitchell – the PRC chose the bid from Feldhaus Construction because their proposal indicated that they would rehab the property and sell it to an owner occupant, instead of rehabbing it and leasing the property. The total purchase price is \$18,000. Peggy Brickweg called for a vote, James Rutherford seconded, all in favor of selling the property to Feldhaus or an affiliate.
 - b. Transfer of Property & Granting Easement for Wiedemann & 3D Color –
 - i. There is a parcel (582-0007-0020-90) behind Wiedemann and adjacent to 3D color that Wiedemann has asked to use for parking, since people are currently parking where their biergarten will be located.
 - ii. There is a second parcel adjacent to the first parcel that provides access for both businesses to Bank Street.
 - iii. Secretary Hughes recommended that the back property be transferred to Wiedemann for purposes of parking, and that an access easement be granted to 3D Color and Wiedemann over the parcel with access to Bank Street
 - iv. The Board decided that, rather than transfer the back property directly to Wiedemann for use, the best course would be to approach 3D Color and ask their permission.
 - c. Old Police Station
 - i. DAG Construction is not interested
 - ii. Jonathan Stuchell suggested we entertain developers with ideas for the space, and if nothing, then get a demolition quote.
 - d. Development of Master Plan for Heritage Hill District & Other Residential Pockets (which would include the Old Police Station) – possible mixed use development, condos, or townhomes

5. Old Business
 - a. Townhomes – set up meeting with developer regarding a possible new contract and the further construction of the next four homes.
 - b. Cleveland Avenue Project – Construction has begun.
 - c. Shopping Center/ Skyline – Skyline should close before the next CIC meeting, the developer was just granted another extension as they search for an anchor tenant.
6. Property Maintenance
 - a. Mowing Contract was granted to JMS Landscaping (the same landscaping company we used last year), since his proposal was \$525 less per billing cycle.
7. Open Discussion
 - a. Andrew Street – the locks have been changed
 - b. 4509 Vine Street – there have been a lot of showings, but no applications
 - c. Dropbox – Secretary Hughes is going to set one up.

Next Meeting

Next regular meeting will be May 21, 2019 @ 6pm.

Adjournment

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