

ST. BERNARD COMMUNITY IMPROVEMENT CORPORATION

August 21, 2018 Meeting Minutes

Call to Order – President

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

Roll Call – President

President Stuchell called the roll. In attendance: Jonathan Stuchell, John Estep, Bob Culbertson, Joe Brickler, Peggy Brickweg, Ray Culbertson, Meredith Hughes, Tom Rolfsen, and Amy Yosmali.

Gerry Wiedemann and James Rutherford were absent.

Minutes

The minutes from the previous meeting were presented. A motion to suspend with the reading of the minutes was made by John Estep, seconded by Joe Brickler all in favor.

Treasurer's Report – Treasurer

Treasurer's report was presented by Treasurer Bob Culbertson.

New Business / Action Items

1. Shopping Center Update –
 - a. Under contract with Skyline and Schuermann Properties.
 - b. Need to extend both contracts.
 - c. Need to obtain approval from City Council re: the vacation of a part of Andrew Avenue and release of the Private Sale Contract.
 - d. After that the next step is to finalize the plats, and get them recorded.
2. Blue Pearl
 - a. Inspections: James Rutherford and Joe Brickler did the inspection.
 - b. Need final receipts.
3. Della Walker Personal Injury Case
 - a. Dismissed from the lawsuit; splitting the cost of legal counsel with the village (no figures as of the date of the meeting)
4. Property Review Committee
 - a. Cleveland Properties (305-313) – Being transferred to the CIC from the Hamilton County Redevelopment Authority. One we own them, an RFP will be posted to the website.
 - b. Park Place Property – The CIC should have the property back by early October, at which point it has to be used for green space for 6 months and a day. When it will be posted on the website for sale.
 - i. Until posted – a request to not call regarding these properties, will be posted on the website.

- c. 301 Cleveland – sold to JPM Management for \$39,900, who will put \$55,000 worth of investment into it.
 - d. 4509 Vine – Have not had much interest in the property since listing on website – will continue to list and discuss engaging a real estate agent at a later date.
 - e. 88 East Mitchell – 2 applications are pending. The CIC will likely not recoup its investment as the property is in very poor condition
 - f. Possible Interested Party in 307 Bank – a purchase price will be discussed in the Property Review Committee. CIC paid \$18,500.
 - g. Potential Purchase of 109 Church – current owner approached the CIC and asked if we'd be interested in purchasing it. He's asking roughly \$80,000. Jonathan to discuss with him further.
 - h. Review of Townhome Contract
 - i. Discussion of contract was tabled until the next meeting, pending Meredith Hughes reviewing the contract.
 - ii. Request by School construction co. to build parking lot on vacant lots – CIC was not in favor of the idea of a gravel lot, though no formal vote was taken.
 - i. Possible Transfer of Old Police Station
 - i. \$24,000 tax bill.
 - ii. CIC would lease the property to construction company for a price TBD, would like to keep the use of the shooting range.
 - iii. Motion by Amy Yosmali, seconded by Peggy Brickweg to request that Council transfer the property to the CIC.
5. Mowing and Maintenance of CIC Properties
- a. 306 Bank Tree Removal & Trimming – suggested we remove the 2 maples and remove dead wood from oak, and grind out stumps - \$1750
 - b. Replacement of AC Unit for Boost Mobil and now Dollar General
 - i. Boost (Another Heating & Cooling) -- \$6500
 - ii. Need more detailed bids

Open Discussion

- a. Sign by St. Clements – current listing needs to be removed.

Next Meeting

Next meeting will be September 18, 2018 at 6:00pm in conference room.

Adjournment

Motion to adjourn made by John Estep, seconded by Amy Yosmali, all in favor