

ST. BERNARD COMMUNITY IMPROVEMENT CORPORATION

September 18, 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, Ray Culbertson, Meredith Hughes, Tom Rolfsen, James Rutherford, and Amy Yosmali.

Peggy Brickweg and Gerry Wiedemann was absent.

Minutes

The minutes from the previous meeting were presented. A motion to suspend with the reading of the minutes was made by Amy Yosmali, seconded by Ray Culbertson 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. City Council approved the vacation of Andrew Avenue and the release of the Contract for Private Sale.
 - b. The order of operations is to vacate Andrew Avenue, consolidate both parcels and then cut up.
 - c. Waiting on Skyline's council to finalize his comments so that the plats can be finalized.
2. Blue Pearl
 - a. Under Contract – to Close by the end of September
 - b. Ask the title company to escrow for the MI Installation invoice
3. Property Review Committee
 - a. Cleveland Properties (305-313) – Transferred to the CIC – the RFP was posted to the website, will allow 30 days for applications prior to beginning review.
 - b. 88 East Mitchell – Applicant notified of desired purchase price. Currently waiting on response and inspection by HVAC Contractor.
 - c. Possible interested Party in 307 Bank – desired purchase price relayed to interested party.
 - d. Request for Purchase and Sale of Properties

- i. 109 Church – Motion by Bob Culbertson, seconded by Joe Brickler to draft a purchase agreement with a purchase price of a maximum of \$50k.
 - 1. Roll Call Vote – all in favor.
 - ii. 4513 Lawrence
 - 1. Neighbor asked if it was for sale
 - 2. We paid \$90,000 and are not currently interested in selling it for less than what we paid.
 - e. Review of Townhome Contract
 - i. Obligation to sell remaining lots to builder – the CIC is obligated per the terms of the contract to sell all 6 lots. There are no carve outs or any mechanism by which we can voluntarily terminate.
 - ii. Discussion centered on discussing with Renee Duncan the future four lots, adding deadlines into an updated contract that allows us more control over the process.
 - f. Possible Transfer of the Old Police Station to CIC
 - i. Walkthrough was done on September 6, 2018
 - ii. Contractor is not ready, so the CIC and the Village have tabled the transfer to a later date.
- 4. Maintenance of CIC Properties
 - a. Replacement of AC Unit for Boost Mobil and new Dollar General
 - i. Boost Mobil has been replaced - \$6,800
 - ii. New 10 Ton Unit is still needed for Dollar General (\$8500)
 - iii. We got a second bid, which was \$11,500
 - iv. Travis to check on warranties.
 - b. Roof Repair for Dollar general
 - i. Leak is in merchandise area
 - ii. Contracting with Siegel Roofing

Open Discussion

- 2015 Charitable Contribution Filing. Previous accounting firm didn't file it – current accounting firm is correcting the mistake. \$200 filing fee, plus \$200 late fee.

Next Meeting

Next meeting will be October 16, 2018 at 6:00pm in conference room.

Adjournment

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