

**EXECUTIVE
COMMITTEE:**

PRESIDENT –
Jonathan Stuchell***

VICE PRESIDENT –
John Estep***

Treasurer –
Bob Culbertson***

Secretary-
Meredith Hughes**

BOARD MEMBERS:

Joe Brickler*

Peggy Brickweg***

Ray Culbertson*

Tom Rolfsen**

James Rutherford**

Gerry Wiedmann**

Amy Yosmali*

ADVISORS:

Taylor Gruenwald
-Planning & Dev.
-Greater Cincinnati
Redevelopment
Authority Liaison

Chris Sauer
-Marketing Comm.
Liaison

Travis Inglis
-Commercial Real
Estate

Business Member *
Citizen Member **
Elect/Appointed ***

COMMUNITY IMPROVEMENT CORPORATION

TUESDAY, July 17th, 2018 @ 6 pm Meeting Minutes

- A. Call to Order – President Jonathan Stuchell**
- B. Roll Call – Performed by President Jonathan Stuchell**
Board Members Present: Jonathan Stuchell, John Estep, Bob Culbertson, Joe Brickler, Peggy Brickweg, Ray Culbertson, James Rutherford, Gerry Wiedmann, Amy Yosmali.
Board Members Absent: Meredith Hughes and Tom Rolfsen
Advisors Present: Taylor Gruenwald, Chris Sauer, and Travis Inglis
- C. Minutes – President Jonathan Stuchell-Copies made available to members**
Motion by Gerry Wiedmann with a 2nd by Joe Brickler to dispense with the Reading of the minutes. All in favor.

D. Treasurer’s Report-Bob Culbertson

Current Checking Account Balance as of July 17th, 2018 \$82,787.95

Deposits/Income:	Interest	\$157.36
	Ace Rent	\$1,587.06
	Dollar General Rent	\$8,176.42
	Pizza Hut Rent	\$1,857.96
	Subway Rent	\$1,700.00
	Boost Mobil Rent	\$1000.00
	Lawyers Title (56 Orchard)	\$3,021.15

Total Revenue	\$17,499.95
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Expenses:	B & D Graphics (Signs)	\$301.50
	Klinge Lock & Safe (88 E. Mitchell)	\$319.91
	Another HVAC (Boost Mobil)	\$459.95
	The Flying Locksmiths (SC Utility Room)	\$144.45
	JMS Lawn Service (Mowing)	\$1,074.00
	Jonathan Stuchell (Locks/Weed Killer)	\$114.42
	GC Water Works	\$840.81

Total Expenses	\$3,255.04
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E. Action Items

1. Shopping Center

- A. Update on Skyline Closing (Scheduled for Aug. 1st)**
Meeting scheduled with Skyline Ownership, Legal Counsel, and Development Group. Progress, Environment has been done. Closing may be delayed slightly.
- B. Update on Purchase by Developer**
Still in due diligence period, environmental has been done and survey has been completed.
- C. Update on Parking Lot Agreement**
Jonathan Stuchell, Travis Inglis, & Meredith Hughes have been meeting and communicating with the future shareholders for the to be formed "Parking Association". Per the vote of the board, legal counsel has been retained to discuss dissolving the agreement with the former St. Bernard Development Corporation and the City of St. Bernard or its successors. Will update as this progresses and when we have follow up from the attorney.

2. Blue Pearl Right to Purchase Option

They have expressed their interest in renting/leasing for a period of 1 year with a possible right to purchase. Travis explained that due to their very large investment in getting EPA approval for their process they decided not to purchase at this time. Travis discussed several options for monthly rent where they would also pay the property taxes. The Board deliberated and decided that they either exercise their right to purchase or a lease agreement of \$1900.00 per month where they would not have a right to purchase. Travis will forward an email to them explaining the Board's position.

3. Postponement of Transfer of Long John Silvers and Old Firehouse Property (Table until Shopping Center Closing)

Decision was made to postpone the proposed transfer of property until the shopping center closing date is determined.

4. Property Review Committee

- A. Removal of Cleveland Properties from Demo List**
Jonathan Stuchell explained that a last-minute decision was made to remove the 4 houses that were turned over to the Hamilton County Redevelopment Authority due to a renewed interest by developers/rehabbers in the structures. Meredith has been working with the HCRDA on the terms and Taylor clarified that we would have to pay for the expenses to date for the asbestos testing and removal. A motion was made by Joe with a 2nd by Gerry. All in favor. Once properties are returned to the CIC an RFP will be posted for 30 days with the applications being vetted and a recommendation will be made to the Board by the Property Review Committee for a buyer/buyers.
- B. 301 Cleveland (Recommendation to go under contract)**
The Property Review Committee recommended that the property be offered to John Mills who submitted his revised application with over \$55,000 in improvements and our asking price of \$39,900. Motion was made by Bob with a 2nd by Joe. All in favor.
- C. 4509 Vine (Application rescinded)**
Rob Patterson the owner of Tag-it has rescinded his application after further review by his contractor to make the building both a place of business and residence.
- D. 88 East Mitchell (2 Showings)**
Jonathan Stuchell has shown the property to two different parties and the Property Review Committee is waiting for applications to be submitted.

5. Mowing and Maintenance of CIC Properties

- A. Mulching and Cleanup of Corner of Vine & Bertus**
Jonathan Stuchell with the help of Don Tobergte who donated mulch cleaned up the beds and lot.

- B. 306 Bank Tree Work Estimate (\$1150.00)**
Jonathan Stuchell has received complaints from the tenants of 306 Bank about falling limbs. Estimate was for topping the 2 Maples and removal of dead limbs from the Oak. Don Tobergte suggested removing the trees because we would have to top them again in 5 years or so. Jonathan will call Brian from B & B to get a revised estimate.
- C. Replacement of AC Unit for Boost Mobil (\$6500.00)**
Servicing the unit did not work and replacement is the only option.
- D. Condition of CIC Lots**
Progress is being made and Jonathan Stuchell expressed concern with the appearance and upkeep.

Open Discussion/Additional Agenda Items

- 1. Interested party for the 4 Cleveland properties was in attendance and wanted to verify the process once the properties are made available. Also advised us of his other projects in St. Bernard.**

Motion to adjourn by Amy with a 2nd by Ray. All in favor.

Next Meeting, Tuesday, August 21st @ 6 pm.

