

CIC Meeting Minutes

Tue, May 27, 2025 5:59PM • 18:06

SUMMARY KEYWORDS

CIC meeting, Treasurer's Report, demolition, appraisal, property maintenance, tax evaluation, Heritage Hill District, Vine Street quarter, executive session, sale of property, Greenlee property, code enforcement, community engagement, planning grant, village ownership.

SPEAKERS

Taylor Vogt, Meredith Hughes, Johnathan Stuchell, Amy Yosmali, Jeff Edwards, Christopher Schildmeyer, Ray Culbertson

Johnathan Stuchell 00:00

go ahead and call to order the Tuesday May 27 meeting of the saint Bernard Community Improvement Corporation. Please have a roll call with the Secretary,

Christopher Schildmeyer 00:18

Jonathan Stuchell, present, Tom Rolfson absent, Bob Culbertson, absent. Chris Schildmeyer, here, Joe Brickler here, Peggy Brickwig, here, Ray Culbertson Here, Jeff Edwards, here Ali Palmer, here, Chris Sauer here, Amy Yosmali, here, Meredith Hughes, here, Taylor, just in time ... here. Yeah. And then Tim is not on here. Okay, okay.

Johnathan Stuchell 00:46

Do we have a Treasurer's Report?

Ray Culbertson 00:52

Yeah, the balance in the 5/rd account is \$174,558.24 and there's been no change in the first financial state bank account.

Johnathan Stuchell 01:03

going into the action items. As far as just to let you know, I did just receive a final invoice from Kathleen from urban fast forward. So, we do have an outstanding balance of \$4125 and based on looking at her billable hours, I really don't think that she really all of them. So, I think we actually, to be honest with you, have a pretty big bargain. Based on what she charged us. She did a whole lot more behind the scenes than what we were charged so, and as far as at this point, you know, again, as we progress into the next slide with the demolition, I mean, people will see that, you know, Ace is still there, and we'll work around it and go from there. So as far as going to item number two, Chris and myself been working with O'Rourke and Son today, I one of the things I needed to bring up. We did get a phone, a call, and this was expressed to me by Tim Williams, apparently, where they're working right this

moment, you know, on the old First State Bank building, they basically had stated that they felt that there was another building potentially had been demolished. They were pulling out debris that they did not feel like was from that building and where that track code is actually situated, right this moment is literally sitting on the entrance to the old skyline. And Chris, since your family has great familiarity with the building, there's way more as far as a concrete structure inside of that area where they were working in, and they had demolished and removing the foundation. So, when you went into skyline, you went into their retail area, their seating area. Walked back into the kitchen to the left, and it had a slope down area, then it came back across. You had an area that literally with a ramp going down towards cross. So, there was a there was a very layered approach, and there was a lot more concrete there than what anyone may have realized. And personally, I don't believe that anything I went over, what I looked at, and I'm no engineer, but where it's sitting is literally in that layered phase that existed in that lower structure. And I don't whether you know whether or not that wasn't thoroughly inspected before the bid was given to us. But item them to say that it's going to take another \$10,000 or \$12,000 to get that out of there because they're finding debris that didn't belong to that building. I'm not buying it.

Christopher Schildmeyer 03:50

So, yeah, I haven't seen it yet. Next steps could be, if you'd like, I'll follow up with them tomorrow, and I'll probably run over and look at it today and see what they're seeing for some pictures and some justification that it is not from our structure, which they had an opportunity to review prior to bidding, and give them a chance to either justify that it is or tell them that we feel it's not

Johnathan Stuchell 04:20

and what I'm describing all makes sense. I mean, it's, I hope that it makes sense to me, yeah, because it again that the most dense part of the building is wherever that tracker is sitting. There was more concrete in that particular area than probably anywhere else, just based on that, that inner maze, connected guy line and Crossley so thing. So anyhow, long story short, we're basically moving right along with that demolition. They're ready to move on to the next phase very shortly. So, you can, I mean, they made a great, great deal of progress. Anyone doesn't have any questions, kind of moving on to the appraisal, and maybe Meredith can highlight us a little bit on that. What, where we are on that, what the ultimate goal is, just to make sure that everybody's on the same page,

Meredith Hughes 05:09

sure, the appraisal is for the tax evaluation so we are asking at this point of your story refund of our 2024 taxes, because the building value for that tax year was over. We don't think it's worth that. But in order to prove to the owner that it's not worth \$2.1 million appraiser coming. The property he is having to come May tonight, this Thursday, this afternoon. I'm sorry, this Thursday in the afternoon,

Christopher Schildmeyer 05:55

Meredith. I think, I think I talked to him and actually asked him to maybe there tomorrow, 730 tomorrow, so he's able to find it well, he I didn't realize that he only responded to me, so I didn't realize that I did let you guys know. But so that'll get him in and out clear of when O'Rourke wants to restart anyway. So, we should be in good shape.

Johnathan Stuchell 06:19

Meredith and I know I asked this previously, but just to help me with my short-term memory, the question being is, I understand fully what the goal is of this appraisal and the reason for this reevaluation. But again, who reevaluates the property once there's no longer a defined improved value based on the lack of a structure that just automatically happens once our demo is complete,

Meredith Hughes 06:49

I don't know about but once we are through this stage of the process. So, this levels this is final, whether we went there, we don't, and once the demo is complete, I will switch to the county and figure out what we need to do for them to update their records and show no improvement on property.

Johnathan Stuchell 07:15

Would we potentially need to re-engage someone again or not?

Meredith Hughes 07:20

No, we should not need to this is a contest of overall valuation. It's not it's not a matter of fact. So once the demo happens, it should be fairly straightforward. Go to the county and say we're being taxed on buildings. It doesn't exist anymore. Update the tax records. Now, there may be a more formal process, but it's not appraisal. It's just a, hopefully an administrative if I find out information to the contrary, but I will let the board know that that's right now. Thank you.

Johnathan Stuchell 07:59

Um, next item, we do have a property maintenance issue at 31 Phillips. So if this makes sense, basically that empty property that we have on the hillside that we've inherited, it's heavily overgrown at the top end, and the adjoining property owner on Baker, who has, you know, a nice concrete patio with a pool and all of our overgrown brush is basically impeding the enjoyment of that property. So, we do need to have that dealt with. I have that there's a potential that the village may end up, I'm sorry, that the CIC may be able to reimburse the village with having the service department do some of the work working on that. And I also have a private contractor that's going to be giving us a bit our current company that we're utilizing for mowing. I checked with a couple other companies, and they're so overbooked that it's going to take a period of time, but at this point, I guess, whether or not we prove particular amount, you know, allowable for to have this brush, you know, cut and cleared and removed, I need to do something, because the you know, it does look extremely uncomfortable. Probably, the CIC itself could have its own issues with code enforcement, so I need to have a dealt on

Meredith Hughes 09:32

without an estimate, but I would say that short of 3000 \$4,000 is going to be cheaper to get it cleaned up. I damage?

Johnathan Stuchell 09:50

No, I agree. So at this point, I'm going to ask for a motion, basically with a advised amount to be able to spend on the cleanup of this particular property, so whether we you want to say \$3,000 think we're going to, it's gonna cost that much, but whether or not we put a \$3,000 cap on it, at this point,

Christopher Schildmeyer 10:15

I'll make a Motion to approve authorization to spend not more than \$3,000 to maintain the property at 31 Phillips, I made the motion seconded by Joe Brickler, up down. Vote I assume on this. Jonathan Stuchell, yes. Tom Robinson, absent. Bob Culbertson is absent. Chris Schildmeyer votes yes. Joe Brickler, yes, Peggy Brickwig, yes, Ray Culbertson, yes. Jeff Edwards, yes. Ali Palmer, yes, Chris Sauer, yes. Amy Yosmali, yes. All right, All yeses,

Johnathan Stuchell 10:51

as far as before we go into the fifth item, which is sale of property, which I'm going to ask shortly, to ask for a motion to go to Executive Session. But before we go into allow for the open discussion, additional agenda items, something I wanted to try to get an update on, and I thought that Taylor would probably be the best one to explain this. But we just came out of a meeting where we're going through, hopefully a kind of a mini planning grant for the of a master plan for the Vine Street quarter, for the village, which quite, there are quite a few CIC properties that will be incorporated in this. And it's kind of exciting, actually to see for future developmental opportunities. But would you be willing to give a just a brief overview of kind of what we're ready to do? So, we after

Taylor Vogt 11:52

this interview, very different approaches. Decision isn't made yet which approaches are different? It's very much the same. Really looking at the Heritage Hill District, thinking about, you know, how that fits into the village as a whole, but also what happens to each properties within that district that won't be looking at things working and land use and making sure that we are set up for success in the village. You know, as you start to see more interest coming into the village, we want to make sure that we are putting the guardrails in place. Get what we want, because at a certain point there's private properties being developed. It's not evidence. So, this really stands as an exciting opportunity to cast a vision for the Heritage Hill District, to make sure that we are bringing that vision up to speed. I don't all you're aware, but our last plan was from 1998 so it's a little bit older than it should be. So, this is really exciting for I think that there's some opportunity, regardless of which is selected, for engagement across the broader community, with the CIC, with restaurants, with businesses, any stakeholders that would you as

Johnathan Stuchell 13:21

far as any other open discussion or additional agenda items from the board itself, does anyone have anything? I don't know if anyone happened to notice that our great VP is actually taking a tour out west on route 66 and it's and it's not in an Oldsmobile, but I if anyone wants to fill in for him with any potential questions.

Jeff Edwards 13:44

Okay, now, one quick one, Mr. President, I know we were going to give the property on Greenlee to the CIC. Do we need to talk about that good point that missed the agenda.

Johnathan Stuchell 14:01

So, yes, so the house on Greenly that there was actually with a devastating fire, the village actually went through the process of putting a lien on the property. The village then also purchased the assignment of from the previous lien that was for delinquent taxes. So those actual liens were

consolidated. We stuck with the same representation and went through the full foreclosure process, which went into sheriff sale, went through two rounds. The minimum bidding process being roughly \$65,000 plus. So, nobody bid on it. So, with that being said, we brought it to council to make a decision as to what would be done. So again, it is now fully in ownership of the village. Council had made the decision that rather than just, you know, out to bid to turn that over to the CIC, to allow for it to be put through one of our processes. So, whether the CIC, at this point votes to accept that, but point being, it's now process of being transferred to the CIC with no contingencies. Basically, the CIC would not owe the village anything upon sale or upfront, but upon basically taking ownership of the property, would still be responsible for any tax liabilities, but we would be able to put it through our normal vetting process. So, everyone is aware. Like again, I will have further information from you once the transfer is complete, but this point, I hope it's not too late that everyone's all right with that. But I mean, it's yours now. That worked. I as far as before we go, I guess the audience, does the audience have anything they'd like to ask under open discussion, additional agenda items. So, at this point, I am going to ask for a motion to go into Executive Session for the discussion of sale of property.

Christopher Schildmeyer 16:31

Motion by Amy Yosmali, seconded by Peggy Brickwig. Jonathan Stuchell, yes. Tom Rolfson, absent. Bob Culbertson is absent. Chris Schildmeyer votes yes. Joe Brickler, yes, Peggy Brickwig, yes, Ray Culbertson, yes. Jeff Edwards, yes. Ali Palmer, yes, Chris Sauer, yes. Amy Yosmali, yes.

Amy Yosmali 16:52

I will make that motion to come out of executive session.

Jeff Edwards 17:00

I'll second.

Christopher Schildmeyer 17:05

think it's called Steve's microphones. It's us too close together. Jonathan Stuchell, yes. Tom Rolfson, absent. Bob Culbertson is absent. Chris Schildmeyer votes yes. Joe Brickler, yes, Peggy Brickwig, yes, Ray Culbertson, yes. Jeff Edwards, yes. Ali Palmer, yes, Chris Sauer, yes. Amy Yosmali, yes. We're out of Executive Session

Johnathan Stuchell 17:30

this point. Just a reminder, our next meeting is scheduled for June 24 at this point, I'm going to ask for a motion to adjourn.

Christopher Schildmeyer 17:47

Motion to adjourn by Joe Brickler Seconded by Ray Culbertson, and others. All those in favor. - all Ayes ...