

# ST. BERNARD COMMUNITY IMPROVEMENT CORPORATION

## October 20, 2020 Meeting Minutes

### Call to Order

Meeting called to order at 6:01pm by Jonathan Stuchell.

### Roll Call:

Present: Jonathan Stuchell, Tom Rolfsen, Bob Culbertson, Meredith Hughes, Ray Culbertson, Chris Sauer, Chris Schildmeyer, Gerry Wiedemann, Peggy Brickweg, Joe Brickler, Amy Yosmali

### Minutes:

The minutes from the September 15, 2020 meeting were presented. Motion to approve the minutes made by Gerry Wiedemann, seconded by Tom Rolfsen, all in favor.

### Treasurer's Report.

\$450,592.00

Typical expenses, except for the expenditures for MSP Design relating to Firehouse property and sealcoating. Received and deposited the check for the sale of the 307 Bank Property.

### Action Items

- 1) Appraisal/ Counteroffer of Commercial Building
  - a) Motion to go into executive session at the close of the meeting made by Bob Culbertson, seconded by Tom Rolfsen, all in favor.
  - b) Motion to come out of executive session made by Bob Culbertson, seconded by Tom Rolfsen, all in favor.
  - c) Motion to submit a counter offer for the commercial building made by Bob Culbertson, seconded by Chris Schildmeyer, all in favor
- 2) Status of Possible New Developers for the Shopping Center
  - a) Taylor is talking to two different developers
  - b) Need to decide on what we're asking for, so that a formal request or proposal could be submitted to the new developers, prior to our next meeting
- 3) Status of Old Fire House & LJS Property
  - a) Plat to vacate Clay Street has been submitted, which is step 1.
  - b) Need to confirm that existing rebar and any existing basements will be removed as well so that site will be shovel ready.
  - c) Will wait until further in the process to obtain bids
- 4) Property Review Committee
  - a) Listing Agreement has been executed
  - b) For 41 Baker, the listing agent suggested \$20,000.00
  - c) For 4913 Andrew, the listing agent suggested \$55,000.00
  - d) Signs should be going up within a few days.
- 5) Property Maintenance
  - a) Outstanding Work

- i) Dollar General Roof - Chris Schildmeyer is meeting with a contractor to discuss the remedy later this week.
- ii) Dollar General lighting under walkway - Chris Schildmeyer to confirm what the issue is.
- iii) Need to order truck to get stuff out of the garage at 4509 Vine.
- b) Completed Maintenance
  - i) Sealcoating at Shopping Center
  - ii) Landscaping at Shopping Center
  - iii) Brush Removal at Andrew & Baker Properties

#### Open Discussion

1. Duke needs to install barriers in parking lot
2. We now have a contact at the Post Office for someone who does real estate.
3. Jonathan Stuchell had a request from a resident inquiring why we do not televise our meetings. No objections amongst board, although it may require that we reschedule our meeting from the third Tuesday to an alternate date.
4. A anonymous realtor suggested to Tom Rolfsen that 4913 Andrew was worth close to \$90,000 but there was no source cited or evidence provided
5. Bob Culbertson asked about the timing of Dollar General's lease. Jonathan Stuchell needs to confirm our contact.

Motion to adjourn by Tom Rolfsen, seconded by Bob Culbertson

#### Next Meeting

Next regularly scheduled meeting will be November 17, 2020 at 6:00pm.