

ST. BERNARD COMMUNITY IMPROVEMENT CORPORATION

February 11, 2020 Special Meeting Minutes

Call to Order – President

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

Roll Call – President

Secretary Hughes called the roll. In attendance: Jonathan Stuchell, Bob Culbertson, Meredith Hughes, Joe Brickler, Peggy Brickweg, Ray Culbertson, Tom Rolfsen, Chris Schildmeyer, Gerry Wiedemann, Amy Yosmali.

Absent: James Rutherford

Motion to suspend with the regular order of business for purposes of the special meeting made by Joe Brickler, seconded by Tom Rolfsen. All in favor.

Shopping Center Contract

Present at the meeting was Ken Schuermann and Josh Niederhelman from Schuermann Properties (referred to herein as “the developer”) to discuss the future of the shopping center.

Since the initial contract was signed in June of 2018, the developer has been working to obtain an anchor tenant for the large unoccupied space. Due to recent developments, the anchor tenant they were in conversation with will not be able to use the space as quickly as initially planned. The purpose of this meeting, and inviting the developer, was to discuss viable options for the center.

In order to make the investment required for the space worthwhile, there must be a tenant on the horizon. The first idea was to install Fast Track Auctions, since they are flexible in the term of their lease and would not need to inhabit the space long term. Their rent would drive the investment in the property. The developer referred to their shopping center in Amelia where Fast Track is located for the closest example for what the CIC could expect. However, the intent would not be to make Fast Track the long term tenant, and the developer would continue to market the property. Once a long term tenant was found, Fast Track would move out.

There was a number of concerns, particularly from Ray Culbertson and Tom Rolfsen, regarding the amount of traffic, both foot traffic and vehicle traffic. The developer indicated that it wasn't an issue at the Amelia Fast Track

Ray Culbertson and Amy Yosmali both brought up that this shopping center is the focal point of development in St. Bernard and that it carries a lot of emotion and a lot of history within the

community. There is a significant concern over how it would look within the community if, after all this time, Fast Track was the tenant that went in.

The developer pointed out that it is a large space, and an awkward one, and that at over 30,000 sqft there are not very many users that have a need for that amount of space any more, which is a problem being faced with shopping centers everywhere.

The CIC made it clear that Fast Track was not going to be acceptable, so there was some discussion of possible tenants. Since the original anchor tenant fell into place so quickly around the time of contract signing, neither the developer nor the CIC had explored any other options, but the CIC was particularly interested in mixed use and other retail.

At the end of the meeting, the developer indicated he'd make some calls about other possibilities, but no other formal action was taken.

As of the date of the meeting, the developer's current extension was until March 15, 2020, with closing to occur on or before March 31, 2020.

Next Meeting

Next regular meeting will be February 18, 2020 @ 6pm.

Adjournment

Motion to adjourn made by Ray Culbertson, seconded by Peggy Brickweg, all in favor.