

ST. BERNARD COMMUNITY IMPROVEMENT CORPORATION

January 20, 2020 Meeting Minutes

Call to Order – President

Meeting was called to order at 6:05pm by President Jonathan Stuchell

Roll Call – President

Secretary Hughes called the roll. In attendance: Jonathan Stuchell, Bob Culbertson, Meredith Hughes, Peggy Brickweg, Ray Culbertson, Chris Schildmeyer, Gerry Wiedemann

Absent: Joe Brickler, James Rutherford, Amy Yosmali

Minutes

The minutes were presented. There was a motion to approve the minutes and dispense with the reading of the minutes made by Gerry Wiedemann and seconded by Tom Rolfsen. All in favor.

Treasurer's Report – Treasurer

The current checking account balance is \$428,181.81.

New Business / Action Items

1. Elections
 - a. Nomination of Candidates
 - i. For the business representative, a motion to re-nominate Amy Yosmali was made by Gerry Wiedemann, seconded by Ray Culbertson. A voice vote was taken, all in favor.
 - ii. For the first resident representative, a motion to re-nominate Gerry Wiedemann was made by Tom Rolfsen, seconded by Ray Culbertson. A voice vote was taken, all in favor.
 - iii. For the second resident representative, a motion to nominate Chris Sauer was made by Jonathan Stuchell, seconded by Ray Culbertson. A voice vote was taken, all in favor.
 - b. Nomination for Vice President: Tom Rolfsen was nominated for Vice President by Ray Culbertson, seconded by Chris Schildmeyer. A voice vote was taken, all in favor.
2. Review of Presentation to the Board by Ken Schuermann & Josh Niederheman from the development group for the shopping center
 - a. Request for 90 extension to pursue mixed use and retail:
 - i. Current contract does not give a current right of termination if tenant is not acceptable.
 - ii. If another extension is to be granted, the board has to approve specific language to be included giving the CIC the right to approve the tenant or terminate the contract.
 - iii. A special meeting will be called on February 27, 2020 so that language can be drafted for said purposes.
3. Townhomes
 - a. Review of meeting with owners and discussion of Contract for remaining parcels: the owners are still interested in the remaining 4 parcels and have lowered their purchase

price to attract new interest. No further construction will be completed until the first one is sold.

4. Heritage Ohio Downtown Assessment Team
 - a. Possible Dates: April 7-8 or April 28-29 or April 29-30

Old Business

1. 4509 Vine Street
 - a. A business for a guitar shop came in to make a presentation 4509 Vine. He is currently located in Northside and needs to expand, and would rather own than rent.
 - b. There is an additional application that needs to be reviewed.
 - c. A cheesecakery reached out, but has not submitted an application.
2. Old Firehouse/ Long John Silvers
 - a. The title and survey problems (primarily that a portion of the 75 ROW lies within our property) need to be corrected prior to next steps.
 - b. One possibility would be to demo the existing buildings, but we'd need quotes.
3. Property maintenance
 - a. Breezeway Repair Completed – total cost was \$7800
 - b. Dollar General Roof – will either need to be patched again, or at some point in the near future will need to be replaced
 - c. Mowing RFP – available. It will be due before March 6 at 5pm.

Open Discussion

- None

Next Meeting

Next special meeting will be February 27, 2020 @ 6pm

Next regular meeting will be March 10, 2020 @ 6pm.

Adjournment

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