

ST. BERNARD COMMUNITY IMPROVEMENT CORPORATION

July 20, 2020 Meeting Minutes

Call to Order – President

Meeting was called to order at 6:02 pm by President Jonathan Stuchell

Roll Call – President

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

Absent: Peggy Brickweg, Chris Sauer

Minutes

The minutes for the meeting on June 16, 2020 were presented. There was a motion to approve and dispense with the reading of the minutes made by Gerry Wiedemann, seconded by Tom Rolfsen. All in favor.

Treasurer's Report – Treasurer

The balance as of the meeting was \$409,978.00. Property taxes

New Business / Action Items

1. Schuermann Acquisitions made a presentation regarding the potential development in the shopping center.
 - a. Investigating re-development a portion of the site
 - b. Most of the building would need to be demolished. From the end to the end wall of Dollar General, leaving with unused 4500 square feet between end of Dollar General and new end wall
 - c. There is an existing easement to duke energy - power lines run through the middle of buildable site.
 - d. Possible Uses Explored:
 - i. Apartments/ Townhomes - density issue with apartments, townhomes would need to be at price point that might not make sense given that its right next to a strip mall
 - ii. Medical Office Building (for outlot to the north of the Duke easement) but most medical budgets have been slashed and no one is doing capital improvements
 - iii. First State has asked for space in the new building
 - e. The proposal is reduce the purchase price from the original amount to \$600,000 to \$300,000 to absorb the cost of demolition and renovation. We would proceed with closing, but future consultations with CIC regarding use
 - f. Planning to finance through First State
 - g. Discussion with Board
 - i. Out lot- amenity seating
 - ii. Partnering with the development group on the First State building is still an option but that would be farther down the road
 - h. Keeping site clean - particularly outlot
 - i. Demolition would begin post-closing
 - ii. New sealcoating

- iii. New mast heads, existing poles
 - iv. Remove concrete planters, new asphalt
- 2. Old Firehouse/ Long John Silver's Property
 - a. Current Status on parcel clean up – waiting on surveyor. Meredith to follow up.
 - b. Discuss transfer of property to CIC – to be put on the agenda of the next COW meeting for Council to consider
 - c. Motion from Chris Schildmeyer, seconded by Amy Yosmali to request that the Village transfer the properties to the CIC, all in favor.
- 3. Buildable Lot Purchases
 - a. 307 Bank/ 41 Baker
 - b. Taylor Gruenwald to put together a proposal for buildable lots outlining the requirements and preferences the CIC will look for in reviewing applications
- 4. 4509 Vine Street
 - a. Waiting on proof of source of funds for project, to be provided within 30 days, then a purchase contract will be generated.
- 5. 4913 Andrew
 - a. Not much interest in the property as is.
 - b. Motion to execute a listing contract made by Bob Culbertson, seconded by Joe Brickler. All in favor.

Property Maintenance

- 1. Continual cleanup of Vine & Bertus Street, weeding, mulching

Open Discussion

- 1. 3D Color
 - a. 3D Color sold 4817 Vine Street. In the process of doing so, the buyer obtained a survey that disclosed the building sits on a sewer easement from the 1930s. The property was transferred from the Village to the CIC to 3D Color. 3D Color had the opportunity to obtain and did obtain a survey disclosing the building encroachment. They are now working with MSD to resolve the issue.
- 2. Discussion of Shopping Center Presentation
 - a. Motion to go into executive session to discuss contract with developer made by Bob Culbertson, seconded by Joe Brickler
 - b. Motion to come out of executive session made by Ray Culbertson, seconded by Chris Schildmeyer
 - c. Will tell parking lot vendor to proceed with sealcoating and patching of parking lot
 - d. Need bids to fix façade and roof

Next Meeting

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

Adjournment

Motion to adjourn made by Ray Culbertson, seconded by Gerry Wiedemann