

## **ST. BERNARD COMMUNITY IMPROVEMENT CORPORATION**

### **September 15, 2020 Meeting Minutes**

#### Call to Order – President

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

#### Roll Call – President

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

Absent: Bob Culbertson

#### Minutes

The minutes from the August 18, 2020 and from the September 1, 2020 meeting were presented. Motion to approve the minutes made by Tom Rolfsen, seconded by Gerry Wiedemann, all in favor.

#### Treasurer's Report – Treasurer

No report available.

#### New Business / Action Items

1. Presentation by Tom Carroll, Village Manager of Silverton
  - a. Research into what was causing decline in inner city suburbs and how to fix it.  
Population peaked in the 1960s, and never recovered
  - b. Silverton and St. Bernard - both communities had a tax valuation of \$91m in 2008. As of 2017, St. Benard is at \$81.5 million.
  - c. Population in 1990 - 5,300, 2010 - 4,300
  - d. St. Bernard has better institutional support, better housing stock, and nice Main Street, but the property values are similar.
  - e. Silverton Development:
    - i. In 2008 did a land swap with Cincinnati Public Schools. Gave them a portion of the park and CPS gave them the school site (5.88 acre site). Acquired property around the site. Financial liquidity relied on bond anticipation.
    - ii. New Urbanist Mixed Used Development on 10 acres. 2 phase mixed use - Phase 1, 104 luxury apartments (currently at 93% occupied). Average rent is on the higher end. 1 bedroom is \$1,200, 2 bedroom is \$1,600, 3 bedroom is \$2,800.
      1. Urbanist - interactive with people on the street, mixture of land uses.
    - iii. Developer cost was about \$130,000 per unit.
    - iv. Phase 2, along the front of Montgomery Rd. \$60,000 office and retail space. Restaurants/ Retail on the first floor, offices on the second floor.
    - v. Phase 1 and Phase 2 will increase tax base by 18%, on 2% of the land. There was a tradeoff decision made on Silverton's part to sacrifice a very small portion of their single family residential identity in favor of population increase.
    - vi. Total Project Time frame from beginning to now was 11 years.
    - vii. Developer

1. Did a request for qualifications from developers and invited 6-8 developers. Narrowed it down to Miller Valentine and Jeffrey R Anderson and Ackerman Group.
  2. Memorandum of Understanding for about a year, then a Master Development Agreement
- f. Master Planning - Comp Plan/ Master Plan. Site had been identified for mixed use development.
- g. Invest in a planning facilitator or engage with UC/ DAAP planning students
- h. Development
  - i. Has a community, pocket park on street behind development
- i. Audience participation
  - i. Storm water is under parking, but all parking is surface parking.
  - ii. Setback from Montgomery Road. Residential side is setback about 30'.
- j. Email to set up time for St. Bernard CIC to visit the mixed use.
2. Community Involvement/ Participation
  - a. Master Planning
    - i. Heritage Ohio is still completely virtual
  - b. Site Specific for Lower Vine Street Corridor
    - i. Bids for facilitator to help develop plan
3. Status of New Developers for the Shopping Center
  - a. Taylor Gruenwald working with several
4. Transfer of Old Fire House & LJS Property
  - a. Ordinances were presented to Council on September 10th, will be voted on
  - b. Demo Bids for LJS
5. Purchase of Property
  - a. Appraisal and Counteroffer - Meredith Hughes to get name of commercial appraiser
6. Property Review Committee
  - a. Application for 307 Bank
  - b. Motion to sell the property John Mills by Ray Culbertson, seconded by Joe Brickler. A voice vote was taken, all in favor.
7. Listing Agreement for 41 Baker & 4913 Andrew
  - a. Recommended a \$55,000 asking price for 4913 Andrew. NO recommendation on Baker as of the date of the meeting.

#### Property Maintenance

1. Shopping Center
  - a. Sealcoating
  - b. Bid for sign removal/ decorative façade
  - c. Sign removal - \$3,500 - Dews Construction
  - d. Motion to accept the bid of \$3,500 made by Amy Yosmali, seconded by Tom Rolfsen, voice vote, all in favor.
2. Landscaping at Shopping Center is ongoing.

#### Open Discussion

1. Truck hit a wire in the shopping center - CIC is not responsible
2. Ray Culbertson thanked Jonathan Stuchell for his work down at the shopping center

#### Audience Participation

1. Nicole Klungle asked a question regarding the development of affordable, environmentally friendly housing. We are not far enough in the planning process to make a determination regarding affordable housing, along with environmental metrics.

#### Next Meeting

Next regular meeting will be October 20, 2020 @ 6pm.

#### Adjournment

Motion to adjourn made by Gerry Wiedemann, seconded by Tom Rolfsen