

ST. BERNARD COMMUNITY IMPROVEMENT CORPORATION

MARCH 23, 2021 MEETING MINUTES

Call to Order:

President Stuchell called the meeting to order at 6:04pm

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

Absent: Joe Brickler

Minutes: Motion to accept the minutes and dispense with the reading made by Tom Rolfsen, seconded by Ray Culbertson, all in favor

Treasurer's Report

Cash on hand is around \$520,000, exact dollar figure to follow meeting

Action Items:

1. 41 Baker and 4913 Andrew
 - a. Steven Taylor from Sibcy Cline came to the meeting
 - b. 41 Baker - has signed the updated contract, need CIC counter signature
 - c. 4913 Andrew - initial buyer backed away, ST reached out to the second and third recommended buyer, are waiting for updated proof of funds and updated contracts. Need to confirm their applications are otherwise complete.
2. Motion to go into executive session to discuss the sale and purchase of property made by Ray Culbertson, seconded by Gerry Wiedemann, a roll call vote taken, all voted in favor
3. Motion to come out of executive session made by Ray Culbertson, seconded by Tom Rolfsen, a roll call vote taken, all voted in favor
4. Shopping Center
 - a. Given the magnitude of the project and the variety of funding mechanisms, the developer we were in discussions with cannot get comfortable with the deal as it stood.
 - b. We are going to move forward with the Request for Qualifications to find a new partner to help see the vision through to its end.
5. Purchase of Property and Review of Inspection - will be moving forward after additional due diligence is acquired as a result of the inspection report.
6. Status of Long John Silver's/ Old Firehouse Property - second to last step (dedication of Ross and Vine Street), the final step (transfer from the Village to the CIC) should be started prior to our next meeting.
7. Bid for Pre-Demo Asbestos Survey for Long John's Silver/ Old Firehouse and Save-A-Lot/ Chinese Buffet
 - a. Asbestos reports are a prerequisite for most demolition work and we will need to have them completed prior to obtaining bids for demo work.
 - b. Taylor Gruenwald estimates that for commercial properties it's roughly about \$2,000 per report, so \$4,000 for all sites would be close

- c. Motion to obtain bids and engage a contractor to prepare an asbestos report in an amount not to exceed \$5,000 made by Chris Sauer, seconded by Amy Yosmali, roll call vote, all in favor
- 8. Discussion about the Townhome Contract
 - a. Tom Rolfsen inquired about whether we got paid for the first two lots, which the CIC did, and whether they were bound by any time frame, which they are not.
 - b. We will sit down with them in April 2021 to discuss their intentions.
- 9. Property Maintenance
 - a. Mowing Contract - only one application submitted by Josh Schuehler
 - i. \$545 to move everything, which includes the Old Firehouse Property
 - ii. Motion to accept bid made by Chris Schildmeyer, Ray Culbertson, roll call vote all in favor
 - b. Purchase of Mulch for Bertus Street Parking Lot
- 10. Open Discussion/ Additional Agenda Items
 - a. No items

Motion to adjourn made by Bob Culbertson, seconded by Ray Culbertson, all in favor

Next meeting is April 27th, 2021 at 6 pm in Council Chambers