

## ST. BERNARD COMMUNITY IMPROVEMENT CORPORATION

### APRIL 27, 2021 MEETING MINUTES

Call to Order:

President Stuchell called the meeting to order at 6:02pm

Roll Call

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

Absent: Peggy Brickweg, Joe Brickler

Minutes:

Motion to amend the minutes as presented to include the exact figure from the treasurer's report, which was \$519,398.82 and accept the corrected minutes made by Tom Rolfsen, seconded by Chris Sauer, all in favor.

Action Items

1. Motion to go into executive session for the purchase and sale of property, motion made by Gerry Wiedemann, seconded by Bob Culbertson, a roll call vote was taken, all in favor.
2. Motion to come out of executive session made by Tom Rolfsen, seconded by Ray Culbertson, a roll call vote was taken, all in favor.
3. Purchase of Property, Unspecified
  - a. Based on inspection report, the board will obtain a bid for roof repair and other items. Contractor scheduled to visit the property Thursday April 29th.
  - b. Scheduling Special Meeting - May 6th at 5:30 in Council Chambers.
4. Sale of Property
  - a. 4913 Andrew (2 Applicants that were still interested after the initial candidate dropped out)
    - i. Property Review Committee recommends Vasily Gordotetsky, because of a strong focus on home ownership, differing from the second applicant which indicated it would lease the property. Vasily also submitted a full set of proof of funds.
    - ii. Motion to sell the property to Vasily Gord.... Made by Chris Sauer, seconded by Chris Schildmeyer, roll call vote, all in favor, with one abstention (Tom Rolfsen)
5. Renee Duncan Townhomes Contract - proposal from the purchaser to be released from contract, seeking reimbursement for excessive excavation costs and the deposit. Jonathan Stuchell makes a motion to release Renee Duncan in full for a payment not to exceed \$11,906,00 (which includes excessive excavation and deposit under the contract) made by Tom Rolfsen, seconded by Chris Sauer, a voice vote was taken, all in favor.
6. RFQ for Shopping Center - board is reviewing proposed language, and it will be discussed and voted on in May, with the intent to have it published by June 1.
7. Long John Silver's/ Old Firehouse Property
  - a. Deed has been submitted to transfer the property from Village to CIC.

- b. Bid for Demo - removal of building and scraping of parking lot for a clean site is still in process
  - c. Bid for Asbestos Report - still in process
- 8. Property Maintenance
  - a. Dollar General Roof - roofer is going out to inspect issues.
  - b. Notified that AC unit at Boost Mobile, which we replaced 3 years, blew up. The compressor is under warranty, but the labor and Freon is not. Their lease calls for them to pay for the first \$500.00
- 9. Status of Dollar General Lease - conversations are just beginning, we do not have a resolution on whether they'll stay or vacate.
- 10. Old Business
  - a. Master Plan (Heritage Ohio) - will be resuming in person meeting
  - b. Go Vibrant Walking Routes - try to bring them back to discuss walking routes
- 11. Open Discussion. Additional Agenda Items
  - a. Potential Use of Shopping Center Parking Lot During Construction of SBEP School - for next year
  - b. Potential Interest in Securing Legal Counsel to create a TIF District for Development Projects - Ray Culbertson and Meredith Hughes both contributed that it should be the Village spearheading the research.
  - c. The contract with Sibcy Cline was for two properties 41 Baker and 4913 Andrew. Any future listings would have to involve a listing agreement.
  - d. Tower Avenue lots should be available in the next 30 days, upon execution of a release from Renee Duncan
- 12. Audience
  - a. Gil Patton from I Am Coffee - has building permits and they are progressing on the project.

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

Special Meeting May 6th at 5:20

Next Meeting Tuesday, May 25th at 6pm in Council Chambers