

## ST. BERNARD COMMUNITY IMPROVEMENT CORPORATION

### February 23, 2021 Meeting Minutes

#### Call to Order

Meeting called to order at 6:00pm

#### Roll Call

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

Absent: Peggy Brickweg

Motion to accept minutes as read by Tom Rolfsen, motion to dispense made by Tom Rolfsen, seconded by Ray Culbertson

#### Treasurer's Report

As of the meeting date, balance in checking account is \$494, 823. Only unusual expense was property taxes which was \$41,899.

The Board Treasurer and President met with Fifth Third Bank to discuss financing options for a potential purchase. Unless the Village was involved in some capacity, Fifth Third's terms would have included a negative pledge and a requirement to keep a certain balance in the checking account. Treasurer's recommendation is to return to our initial financing offer.

#### Action Items

1. Purchase of Property - Inspections
  - a. Two proposals -
    - i. One from National Property Inspections (\$1,000 or \$125/ hour). Would break items down by room, with some familiarity with restaurants.
    - ii. The other was from JW Property Inspection - \$3,000
    - iii. Motion to enter into an agreement with NPI to provide the necessary inspections made by Meredith Hughes, seconded by Tom Rolfsen, a roll call vote was taken, all in favor.
2. Status of New Developers for the Shopping Center
  - a. Meeting with Board
  - b. Developers are still interested, but are still finalizing details with respect to financing before going public. Taylor Gruenwald expects to have an update within the next two weeks.
3. Status of Long John Silver's/ Old Firehouse Property
  - a. End of March is a reasonable timeline, one final step to go
4. 4913 Andrew and 41 Baker Applications
  - a. Status of 4913 Andrew Comments
    - i. Steven Taylor appeared to discuss current applications. Current buyers on 4913 are still sitting on some comments to the CIC required addendum. Board suggested giving them until Monday March 1, 2021 at 5pm to get a formal response. If there is no response, or if they are no longer interested, then it goes back on MLS.
  - b. 41 Baker Applicant wishing to address the Board

- i. Motion to extend the timing applicant has to begin building by 6 months for a total of 18 months from the date of closing made by Bob Culbertson, roll call vote, all in favor.
- 5. Property Maintenance Mowing Proposal - update property list and put out the same requirements as last year. Want to be able to approve those bids by the March CIC meeting.
- 6. Open Items
  - a. Tom Rolfsen asked about Tower Avenue Lots - no update as of last meeting, but will set up a meeting and have an update for the next meeting
  - b. Bob Culbertson asked for a Heritage Hill update. Jonathan Stuchell indicated they are still not doing in person meeting and, given the complexity, we are unwilling to do it via Zoom.
  
- a. Audience - no participation

Motion to adjourn made by Joe Brickler, seconded by Bob Culbertson

Next meeting is Tuesday March 23rd at p.m. in Council Chambers