

ST. BERNARD COMMUNITY IMPROVEMENT CORPORATION

June 29, 2021 MEETING MINUTES

Call to Order: President Stuchell called the meeting to order at 6:06pm

Roll Call:

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

Absent: Bob Culbertson

The minutes from the June 2nd meeting were presented, Motion to approve the minutes made by Tom Rolfsen, seconded by Gerry Wiedemann, all in favor.

No treasurer's report was presented.

Action Items

1. Pre-development Agreement for Shopping Center: Initial discussions of the pre-development agreement including a term for \$50,000 to be held in escrow for use in paying for necessary due diligence items. After further discussions with development team and the board, this term was stricken from the contract prior to execution.
2. Long John Silver's Demo: There is no asbestos per report, so demolition can be scheduled. Board is looking at a date in July or August. Possibly with a small community event to accompany it.
3. Shopping Center Leases:
 - a. Dollar General: In ongoing discussions with them about lease renewal. They requested a 1 year lease with a 90 day termination.
 - b. Boost Mobile: There are ongoing problems with the air conditioning unit. Tech that was brought out to perform maintenance noted that the problems stemmed from the tenant turning the air conditioning unit off at night and starting it back every morning. Notice will be provided that the CIC's obligations as landlord have been fulfilled and no further action will be taken.
 - c. 27 Bank Street and Established Easement for Wiedemann Brewery and 3D Color – the Board had no objections to opening discussions with both entities as to the purchase of that parcel and/ or granting of an easement on that parcel. Everyone agreed that an access easement ensuring access for all adjacent businesses needed to be granted prior to transfer.
 - d. Presentation by the Development Group

- i. Presenters: Darin Hall from Civitas Development Group as representative of a joint venture between Regnum Capital Partners and Civitas Development Group
- ii. The proposal is an approximately \$32,000,000 development including 200 residential units (160,000 sq ft) and 5,000 sq ft of retail and commercial space, consisting of a mix of multifamily flats, townhomes, and ancillary retail. Current underwriting assumes a construction commencement in March 2022 with an 18 month construction period.

4. Open Discussion/ Additional Agenda Items

- a. A current business owner in the shopping center is looking for alternative space to lease;
- b. Maintenance – First State Bank Building.
 - i. A contractor needs to provide a quote to repair roof repair.
 - ii. Motion to approve roofing contractor bid, so long as it does not exceed \$5,000, made by Peggy Brickweg, seconded by Tom Rolfsen, a roll call vote was taken, all in favor.
 - iii. Motion to approve sign repair, so long as it does not exceed \$2,500, made by Ray Culbertson, seconded by Tom Rolfsen, a roll call vote was taken, all in favor.

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

Next meeting will be July 27th at 6pm in Council Chambers.