

ST. BERNARD COMMUNITY IMPROVEMENT CORPORATION

October 25, 2022 MEETING MINUTES

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

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

Absent: Gerry Wiedemann, Bob Culbertson, Chris Schildmeyer

Minutes: Motion to approve minutes as presented by Tom Rolfsen, seconded by Ray Culbertson.

Treasurer's report: no treasurer's report presented.

Action Items:

1. 4806-4812 Tower Ave
 1. Request by President Stuchell to put back into Property Review committee for revision.
 2. Primary concerns are the amount of parking necessary for 6 units.
 3. Motion to suspend with current RFP, return to Property Review made by Tom Rolfsen, seconded by Ray Culbertson, all in favor.
2. Update on Auction Held at Crosleys for Sale of Contents
 1. Contents were auctioned, auction ended at the beginning of October.
 2. Equipment has all been collected, and all auction items have been removed.
 3. Net proceeds will be approximately \$3,000, but number will be confirmed.
3. Update on Go Vibrant Walking Trails
 1. 5 trails for a total length of approximately 8 miles. The entire route is either on a sidewalk or through a park.
 2. Primary starting point will be right outside of City Hall.
 3. Service Director is going out for bids to fix major issues on certain part of sidewalks.
4. Request for Purchase of Property
 1. 15 Clay Street - initial interest expressed, with no purchase price attached. However, the parcel is immediately next to
 2. 4513 Lawrence Street
 1. Discussion re whether to hold on to the property or to entertain offers. Until development starts to move up the hill, the board's pleasure is to retain the property.
5. License Agreement with St. Clement School
 1. The school will not pursue the license agreement and will not use the property.
6. Update on Violation of Contract for 4913 Andrew
 1. Outstanding water bill, in the CIC's name, but has been transferred to an owner occupant as of the end of September. The CIC will continue to monitor to ensure continued compliance with the requirements in the initial contract.

7. Property Maintenance
 1. Mowing Contract Scheduled to End Nov. 15
 2. Roof Repair to Dollar General
 1. CIC has not yet received a bill for HVAC yet.
 3. General Property Cleanup
8. Shopping Center Update by Civitas Development Group
 1. 2 four level buildings, “north” and “South” with a public plaza fronting on vine, with a total of 191 units
 2. A combination of studio (~480 sqft, about 10-15% of total unit mix), 1/1 bed/bath (~735sqft), 2/1 bed/ bath (~970 sqft), 2/2 bed/bath (~925sq ft) in the Vine Street buildings
 3. Still townhomes in the back of the site.
 4. Retail space is all along Vine Street, with a space to see Skyline through from Vine. A minimum of 3000 sqft, plus Retail/Flex of 1500 sqft
 1. Original plan was 10000 sq ft, but with all of the interest rate hikes since the beginning of the project, there’s only so much debt that the rent can support and the way to correct that is to minimize the retail vs. residential.
 5. “Future Development” on the north side of the site, will be developed after Duke Easement goes away in 2024
 6. Townhomes
 1. 3 levels, drive under garage off Andrew, 3 beds, 2 baths
 2. No final decision regarding rental vs. sale of townhomes
 3. 12 total townhomes
 7. Retail & Amenities
 1. Roof deck on south building, next to clubhouse space
 2. Driveway off Vine, probably right turn only from Vine. Most traffic to come in from Ross or McClelland.
 3. Program Amenities - office space, meeting rooms, games area, fitness, package room
 8. Materials & Visualization
 1. Lots of stone and brick and green elements are already in St. Bernard.
 2. Goal is to make the building look like a new expression of a building that’s always been here.
 3. Goal is to incorporate brick, fiber cement, with an accent color. Brick is really important to the community.

Open Discussion:

1. School contractor is current through the end of September. New contractor will be taking over and will continue paying rent for storing supplies in the shopping center.

Next meeting will be November 22, 2022 at 6PM

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

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