

ST. BERNARD COMMUNITY IMPROVEMENT CORPORATION

January 25, 2023 MEETING MINUTES

Call to order: Call to order at 6:01

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

Absent: Gerry Wiedemann

Minutes: Motion to accept minutes as presented by Ray Culbertson, seconded by Peggy

Treasurer's Report:

5/3: \$415,857.00

First State: \$47,978.00

Payments for first half property taxes are approximately \$55,000 and will be going out the week of January 23rd.

Action Items:

1. Shopping Center Update by Civitas Development Group
 - a. Project Update:
 - i. Goals are still to embody the heart of St. Bernard, Maximize density and shepherd the investment into the City
 - ii. Two Buildings, four stories along Vine, mixed use with retail and public green space on the corner of McClelland and Vine
 - iii. One way lane off Vine, in between buildings, and very intentionally does not block visual access to Skyline or Biggby
 - iv. Townhomes back along Andrew that more closely match the character of the homes behind the center.
 - v. Additional green space in the back of the north building.
 - vi. Conscious of parking needs for both proposed development and existing parking.
 - vii. Units - 192 units
 - viii. 172,000 sq ft of development
 - ix. Timeline, total about 24-28 months.
 1. 4-6 weeks - design will be final
 2. +4-6 months - demolition complete/ site work complete
 3. +3-4 months - building construction begins
 4. +16-18 months - project complete
2. Property Maintenance
 - a. 2023 Mowing Contract Bids

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- i. Need bids in by Monday, February 27th
 - b. Water Damage to First State Building
 - i. Pipe broke at First State Loan Center
 - ii. At that meeting, the board members present voted to approve the expenditures thus far but will not be approving the full remediation (which was upwards of \$26,000).
 - c. General Property Cleanup
- 3. Executive session
 - a. Motion by Bob Culbertson, seconded by Ray Culbertson, all in favor, to go into executive session to discuss the sale and purchase of property
 - b. Motion to come out of executive session, by Amy Yosmali, seconded by Bob Culbertson, all in favor

Open Discussion

- 1. Tower Avenue Townhomes - needs to go back to the Property Review committee for review. No update as of January 24, 2023.

Next meeting is Tuesday, February 28th at 6pm

Motion to adjourn Bob Culbertson, seconded by Joe Brickler