

## ST. BERNARD COMMUNITY IMPROVEMENT CORPORATION

### January 23, 2024 MEETING MINUTES

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

Roll Call:

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

Absent: Bob Culbertson

Minutes

Motion to accept the minutes, once corrected to reflect that Amy Yosmali was not present by Peggy Brickweg, second by Joe Brickler, all in favor.

Treasurer's Report

Fifth Third Account: \_\_\_\_\_

First State Bank: statement as of 12/31/23

\$78,362.05, does not include the last month of rent paid for January

Action Items:

- 1) Ace Cash Express Lease and the Retention of Urban Fast Forward for the Purposes of tenant Relocation Assistance
  - a) Motion to go into executive session to discuss the sale of property by Ali Palmer, seconded by Joe Brickler, all in favor
  - b) Motion to return from Executive Session to discuss the sale of property by Peggy Brickweg, seconded by Ray Culbertson, all in favor.
- 2) Notification of Remaining Tenants
  - a) Dollar General and Boost have moved out of the shopping center;
  - b) Pizza Hut will be notified within the next week regarding the termination of their lease
- 3) Removal of Furnishings and Items from First State Bank Building
  - a) Sale of Items
    - i) Tom Rolfsen will be checking with office supply auction companies, and there have been a number of individuals expressing interest in certain items
  - b) Crosley signs
    - i) Come up with a price and do a lottery system; or
    - ii) Bidding system
  - c) First State Bank furniture - T. Rolfsen to check
- 4) Remaining Balance on Loan for the Purchase of the First State Bank Building

- a) Motion to pay \$75,000, to be applied to the principal of the outstanding loan (which is approximately what we have in the First State Bank checking account) to extend the loan terms for six months made by Chris Schildmeyer seconded by Peggy Brickweg, all in favor.
- 5) Demo Grant - Bid for Asbestos Testing & Remediation
  - a) Taylor Gruenwald and Chris Schildmeyer will spec out a proposal, but not yet put it out to bid.
- 6) Bid for Mowing of CIC Properties
  - a) Advertise the RFP for the 2024 mowing. Mowing will start April 15th
  - b) Do we need to include weeding, maintenance, etc? Would increase the cost too much
  - c) Motion to accept RFP language as written by Chris Schildmeyer seconded by Peggy Brickweg, all in favor.

Open Discussion/ Additional Agenda Items

1. Copies of regulations for CIC. The Board needs to address the issue of elections and come up with a reasonable option as far as moving forward.

Motion to adjourn by Ray Culbertson, seconded by Tom Rolfsen

Next Meeting Tuesday, February 27, 2024 (subject to change)