

# CIC Meeting

## Transcript

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The CIC meeting covered several key points. The bank balance is \$179,348.61, with a recommendation to close the First State Bank account. The demolition bid is \$266,000, with an additional \$81,800 for separating the building. The total cost is \$347,800. A grant of \$339,000 was awarded, with a deadline for completion by August. JMS Landscaping was selected for mowing at \$440 per cycle. The board approved \$600 for flower planting. Legal counsel and appraiser retention was discussed, with Strauss Troy preferred. The meeting concluded with a motion to enter executive session for property discussions.

## Action Items

- [ ] @Christopher Schildmeyer - Obtain Council approval for the additional \$81,800 demolition contract with O'Rourke.
- [ ] Verify if the full \$339,000 grant can be used for the additional demolition costs.
- [ ] Obtain an estimate for a banner or signage to be placed on the demolition fencing to inform the public about the project.
- [ ] Coordinate with the Village on a plan to make the 4416 Greenlee Ave property available for sale or redevelopment.
- [ ] Review the qualifications of Strauss Troy and Dinsmore & Shohl law firms and select one to represent the CIC in the tax appeal process.
- [ ] Contact the county to ensure there is no impact on the grant funding if the bank building is demolished separately from the retail structure.

## Outline

### Approval of Minutes and Treasurer's Report

- Speaker 1 motions to accept the minutes as printed, which is seconded by Christopher Schildmeyer and approved by the board.
- Christopher Schildmeyer reports the bank balance in the third account as \$179,348.61 and \$5,328.87 in the First State Bank.
- Speaker 2 recommends closing the First State Bank account and moving everything to Fifth Third Bank due to the closure of the St Barn location.
- Christopher Schildmeyer makes a motion to close the First State Bank account, which is seconded by Bob Culbertson and approved by the board.

### Update on Tenant Legal Counsel and Demolition Bid Contract

- Speaker 1 provides an update on the existing tenant legal counsel, noting that there is still progress but no drastic updates yet.
- Discussion on the demolition bid contract and scheduling, dependent on whether to start on the bank building or the three-unit retail structure.
- Speaker 1 mentions the need to refine the contract based on actual costs and the additional amounts needed to be added to the contract.
- Discussion on whether to pursue relocation efforts or separate the building to retain the tenant through their lease.

### **Additional Costs and Grant Funding**

- Speaker 2 inquires about the additional costs of splitting the building, and Speaker 1 estimates an additional \$81,800.
- Christopher Schildmeyer mentions a revised number from Orca, including the separation of ACE Cash Express, totalling an additional \$81,800.
- Speaker 1 discusses the need for additional funds for necessary renovations and stabilizing the building.
- Christopher Schildmeyer confirms that the additional grant money has been awarded to the CIC.

### **Decision on Demolition and Grant Expenditure**

- Speaker 1 emphasizes the need to make a decision quickly to allow the village to move forward with necessary legislation.
- Christopher Schildmeyer suggests issuing a contract for \$266,000 and selecting alternates if needed.
- Discussion on the timing and flexibility of the grant expenditure, with a goal to have the demolition completed by the end of August.
- Speaker 1 confirms that the full amount of the grant was appropriated, and additional council action is needed for the additional work.

### **CIC Mowing Bids for 2025**

- Speaker 1 announces the record number of contractors who submitted bids for the 2025 mowing season.
- JMS Landscaping submitted the lowest bid at \$440 per mowing cycle, followed by Stripes Landscaping at \$485.
- Other bids include Early Birds Lawn Care at \$540, Flourish Lawn and Landscape at \$550, and Bear Lawn Care at \$680.
- Christopher Schildmeyer makes a motion to accept the bid from JMS Landscaping, which is seconded by Ray Culbertson and approved by the board.

### **Retention of Legal Counsel and Appraiser for Tax Appeal**

- Christopher Schildmeyer discusses the need to challenge the property valuation and proposes retaining legal counsel and an appraiser.

- Three proposals were received, with Troy's firm offering a contingent fee of 25%.
- Discussion on the cost of appraisal and the deadline to file the appeal, with a preference for experienced attorneys.
- Christopher Schildmeyer is authorized to contract with the selected attorney and execute any necessary documents.

### **Open Discussion and Additional Agenda Items**

- Speaker 1 motions to approve the expenditure for the planting of flowers on Vine Street, with the village assisting with mulch.
- Discussion on the beautification of Vine Street and the potential impact of demolition on the flowers.
- Christopher Schildmeyer suggests updating the village website to reflect the current status of available properties and the application process.
- Speaker 1 agrees and mentions potential updates on progress once contracts are underway.

### **Concerns and Final Motions**

- Christopher Schildmeyer expresses concern about meeting the March 31 deadline for the tax appeal and the need for a timely decision.
- Speaker 1 clarifies that the property in question does not belong to the CIC but is owned by the village of St Bernard.
- Discussion on the process for making the property available for single-family use, with the village considering turning it over to the CIC for development.
- Speaker 1 motions to go into executive session for the sale of property, which is approved by the board.