

# ST. BERNARD COMMUNITY IMPROVEMENT CORPORATION

## November 27, 2018 Meeting Minutes

### Call to Order – President

Meeting was called to order at 6:00pm by President Jonathan Stuchell

### Roll Call – President

President Stuchell called the roll. In attendance: Jonathan Stuchell, John Estep, Meredith Hughes, Peggy Brickweg, Ray Culbertson, Tom Rolfsen, James Rutherford, Gerry Wiedemann, Amy Yosmali.

Bob Culbertson and Joe Brickler were absent.

### Minutes

The minutes from the previous meeting were presented. A motion to suspend with the reading of the minutes was made by Amy Yosmali, seconded by Gerry Wiedemann, all in favor.

### Treasurer's Report – Treasurer

Treasurer's report was presented by Treasurer Bob Culbertson. Checkbook was previously \$139,357.08, current checking balance is \$222,188.80.

### New Business / Action Items

1. Shopping Center Update – waiting on finalized plats, an access easement and a utility easement. Will need to grant extensions to both properties, since current contracts expire at the end of October. The issue of whether the walls on either side of the Breezeway needed to be fire-rated in order to move forward delayed recording the plats. The Breezeway may at some point be demolished, but if it is, it will be post-sale.
2. Townhomes –
  - a. The developers are hoping to have a model completed for walk through by December 1, 2018.
  - b. They will not be using Potterhill Homes going forward, since Potterhill was responsible for many of the delays.
  - c. Possible issue: There was a representation in the initial contract where the CIC warranted that the lots were buildable, costing the developer an additional ~\$11,000. They have tentatively offered to waive that claim in exchange for us not charging for the next two lots (initially at \$5000 each, per the contract). President Stuchell recommended we use this opportunity to attempt to renegotiate the contract.
3. Property Review Committee
  - a. Cleveland Properties (305-313)

- i. Application submitted for single family residence, needs to be revised to keep all four as package.
  - b. 88 East Mitchell – 1 buyer dropped off, new interest from a religious group, no application as of the meeting.
  - c. Possible Transfer of the Old Police Station to CIC – no update as of the meeting.
    - i. Discussion as to any possible issues if they become ready to lease. No issues as of this date.
4. Maintenance of CIC Properties
  - a. We're getting a head start on mowing contract for next year;
  - b. Duke inspections for gas lines in properties.
5. Disclosure Update – Legal Counsel/ Real Estate
  - a. Secretary Hughes disclosed the conflict of being a board member and working for the firm engaged as the CIC's legal counsel for purposes of selling the shopping center.
  - b. Board voted to acknowledge the conflict and formally engage and pay Griffin Fletcher & Herndon LLP for representation related to the shopping center in the amount of \$2,500.
  - c. All in voted in favor, with Meredith Hughes abstaining.

#### Open Discussion

- Sponsorship of German Luau (suggestion of Council person) – add a line item with the intent that event would break even. No formal was made, CIC board asked for additional information re: cost with the discussion centering on whether it was appropriate for the CIC to host.
- Bakery Update – need to place sign in the building, noting for sale.
- Garage/ Gerry Day inquired whether the CIC would be interested in purchasing the garage – concerns regarding environmental issues and remediation. The CIC is not interested at this time.
- Police Station – at a complete standstill.

#### Next Meeting

A motion was made to suspend the December meeting. Next meeting will be January 15, 2018 @ 6pm.

#### Adjournment

Motion to adjourn made by Gerry Wiedemann, seconded by John Estep, all in favor.