

# ST. BERNARD COMMUNITY IMPROVEMENT CORPORATION

## February 19, 2019 Meeting Minutes

### Call to Order – President

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

### Roll Call – President

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

Absent: Joe Brickler and Ray Culberston

### Minutes

The minutes from the January 15, 2019 meeting were presented. A motion was made by Gerry Wiedemann to suspend with the reading of the minutes, seconded by John Estep. All in favor.

### Treasurer's Report – Treasurer

Treasurer's report was presented by Treasurer Bob Culbertson. Current checking balance is \$190,136.88.

### New Business / Action Items

1. 3D Color Properties, LLC/ 4817 Vine Street
  - a. Council Tobergte brought up Ordinance No. 12-2013 obligating the CIC to reimburse the Village \$100,000 upon the sale of the property at the preceding City Council meeting.
  - b. Discussion regarding why the debt wasn't paid at the time of sale (April 2013) and also that the timing of Councilman Tobergte's push to have it repaid is suspect, just as the CIC begins to regain some development momentum
  - c. Decision was to:
    - i. Look at the minutes from the Council meetings approving the ordinance in 2013;
    - ii. Treasurer Culbertson to review the bank records to confirm the payment was not made;
    - iii. Ask Council to forgive the debt or come to other settlement.
2. 4222 Tower Avenue; Ordinance No 12-2019 obligating the CIC to reimburse the Village \$13,070.51. This obligation was paid in 2013.
3. Park Place Property Transfer from the Land Bank

- a. Timeline: The lien was released and the Land Bank is working on a deed to give the property back to the CIC. The exact timing is unknown but should be before the end of March. The CIC has to use it for a green space for 6 months, per their agreement with the Land Bank, and the Land Bank's with OHFA. During that six month period, the land cannot be marketed for sale.
  - b. A listing of the expected date that the property will become available will be listed on the website, but there will be no active marketing and no bids will be accepted prior to that date.
4. Property Review Committee
    - a. 88 East Mitchell – rapidly deteriorating condition, may need to take a significant financial loss in order to sell the property to someone capable of rehabbing it correctly. The alternative (possibly) is to demo it with NIP funds from the Land Bank. These funds are not guaranteed
    - b. Verbal Offer to purchase 307 Bank – lot is 50 x 122, but there's been no application yet.

#### Old Business

1. Cleveland Avenue Purchase Contract – negotiated, in the process of being signed. Final purchase price was \$40,000 and closing will occur before the end of March.
2. Shopping Center/ Skyline Update – most pieces are complete. Skyline's next extension goes until March 15.
3. Parking Lot Agreement – this final and just needs to be executed.

#### Open Discussion

1. Old Police Station – two requests were received for pricing as part of the bid packages to be submitted. The agreed upon rate, per the meeting of January 2019 was \$1000, plus the costs for taxes, insurance and utilities (currently estimated at \$3,000/ month).
2. RFP for Mowing Available – President Stuchell wants bid submissions by March 9, 2019 so that a decision can be made timely for the summer.

#### Public Discussion

1. Dr. Chastain spoke to emphasize his hope that 88 East Mitchell could be rehabbed, rather than demolished.

#### Next Meeting

Next regular meeting will be March 19, 2018 @ 6pm.

#### Adjournment

Motion to adjourn made by Amy Yosmali, seconded by Peggy Brickweg, all in favor.