

ST. BERNARD COMMUNITY IMPROVEMENT CORPORATION

May 28, 2019 Meeting Minutes

Call to Order – President

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

Roll Call – President

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

Absent: Joe Brickler and Peggy Brickweg

Minutes

The minutes from the April 16, 2019 meeting were presented. A motion was made by Gerry Wiedemann to suspend with the reading of the minutes, seconded by James Rutehrford. All in favor.

Treasurer's Report – Treasurer

The checkbook balance on April 30th was \$253,922.06. We received Subway's rent for the month of May and the back payment owed by Simple Wireless.

Action Items

1. Transfer of Property & Granting Easement to Wiedemann
 - a. 3D Color will receive 2 parking spaces from Wiedemann on the property, which will be transferred to Wiedemann. The discussion involved weighing whether an easement ought to be granted or whether it should be an outright transfer. Any easement would require maintenance and the continual payment of taxes.
 - b. Motion made by Jonathan Stuchell, seconded by Meredith Hughes to transfer the property directly to Wiedemann, all in favor.
2. Release of Mortgage for 3D Color – Done and recorded.

Property Review Committee

1. Long John's Silvers/ Old FD Update
 - a. Council decided that no percentage of proceeds would be required, and that the property should ultimately be transferred to the CIC for development
 - b. The CIC will clean up the title issues and survey issues prior to the Village transferring the property
2. Old Police Station – no update as of meeting.
 - a. The board members floated possible ideas for the space: demolition, urgent care or maybe condos. Will need to explore options with a developer and as part of the Master Plan - noted below)
3. 4913 Andrew Avenue
 - a. Purchased for \$45,200 – price CIC paid

- b. Going to list it for sale at that price.
4. 4509 Vine Street –
 - a. There have been 2 showings, and 1 application from someone who wants to make it an emergency vet clinic
 - b. In both showings, potential applicants asked about the possibility of making it handicap accessible by adding a ramp.
 - c. Secretary Hughes will do research regarding the possibility of a recorded easement for the driveway that would impact the ability to install a ramp on the side
5. Master Plan – on hold until one of our advisors is available for more detailed discussion.

Old Business

1. Closing with Skyline
 - a. Closing is scheduled for May 29 and all roadblocks have been removed. There should be no reason it shouldn't close on the date.
2. Closing on 88 E. Mitchell is scheduled for June 7
3. Shopping Center Update – the portion not under contract will likely close at the end of July or early August.

Property Maintenance

1. Floor repair at Dollar General – pothole in floor
2. Tree trimming at 111 Church Street (\$250.00).
3. Shopping Center holes near transformers – Village will fill with gravel and concrete

Open Discussion/ Additional Agenda Items

1. Park Place – an audience member asked whether the two lots on Park Place, once the one is removed from the 6 month waiting period, will be combined into one large lot. This is a matter for the property review committee to decide. The waiting period terminates on 6 months from April 10, 2019.
2. 41 Baker – need to find out on timing from the Port

Next Meeting

Next regular meeting will be June 18, 2019 @ 6pm.

Adjournment

Motion to adjourn made by Gerry Wiedemann, seconded by Tom Rolfsen all in favor.