

# CIC Meeting Notes

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## SUMMARY KEYWORDS

CIC meeting, relocation specialist, legal counsel, demolition permit, Hamilton County grant, property maintenance, mowing contract, community engagement, retail space, public plaza, parking spaces, post office lease, future development, executive session, sale of property.

## SPEAKERS

Tom Rolfson, Amy Yosmali, Johnathan Stuchell, Chris Sauer, FRALEY, BENJAMIN, Peggy Brickweg, Meredith Hughes, Scott Hollman, Cunningham, Scott Hollmann, Tim Werdmann, Christopher Schildmeyer

### Johnathan Stuchell 00:00

right, we'll go ahead and call to order the Tuesday, February 25 meeting of the St. Bernard Community Improvement Corporation to order. If we could have a roll call by the Secretary,

### Christopher Schildmeyer 01:35

President Stuchell, here, Tom Rolfsen, present Bob Culbertson is absent, Chris Schildmeyer is here. Joe Brickler, here, Peggy Brickweg, here, Ray Culbertson, present, Jeff Edwards, present, Ali Palmer, present, Chris Sauer, here, Amy Yosmali, here, and then Meredith Hughes, here, Taylor Vogt, here, Tim Werdmann, thank you.

### Johnathan Stuchell 02:07

Does anyone have anything from the treasurer, as far as the Treasurer's Report, okay, as far as going back to the minutes, as far as the secretary we've been presented with the minutes, is there a motion to approve the minutes as print real quick or the corrections just one.

### Amy Yosmali 02:27

My name is misspelled on page four,

### Christopher Schildmeyer 02:31

there's going to be a lot of misspellings in this one. I there. The program that I use did not really capture very well, so I'll go back and prepare that now.

### Tom Rolfson 02:40

Yeah, yeah, my name was spelled wrong too.

### Christopher Schildmeyer 02:43

Yours was intentional.

**Tom Rolfson** 02:47

I didn't miss and I was late, yeah. Oh, that is true.

**Johnathan Stuchell** 02:52

So if you'd like to submit the corrections for the spelling errors, but we can get that dealt with. But other than just minor errors for spelling of names of the board members. So with that being said, I'll

**Peggy Brickweg** 03:07

make an motion to approve minutes.

**Christopher Schildmeyer** 03:10

Correct second? Anybody? Anybody?

**Tom Rolfson** 03:16

Second?

**Christopher Schildmeyer** 03:18

Thank you. I uh, .... that motion was put forward by Peggy, seconded by Tom, all those in favor, .... all signified aye,

**Johnathan Stuchell** 03:34

okay, as far as action items, as far as an update from the relocation specialist on the remaining tenant. Basically at this point, we are still working for with the one remaining tenant making progress, looking at potential other locations within and without. St Bernard, also, just to let everyone know at this point, because of where we are at a minor impasse at this point, kind of carries right into the next action item. It has become obvious that we needed to retain legal counsel. So at this point, as far as to assist with the relocation and also with our operating agreement for the developer, and at this point, is going to turn it over to Meredith to give an explanation, because we do need to approve the retention of those services.

**Meredith Hughes** 04:30

So we met with Steve Gooden at Porter Wright, Morris and Arthur. He became highly recommended by Kathleen Norris, who is the negotiation specialist that we've been working we've reached a point in the discussions with our remaining tenant that proved to engage legal counsel to negotiate on our behalf going forward. And we've kind of been at a standstill, and it is very important that we reach the resolution with them sooner rather than later. The type of negotiating that this situation requires is a little outside of my wheelhouse, so I recommended that you hire someone with more well versed in that area that someone is Steve Gooden. He has presented a letter of engagement. I don't think it gives an actual amount of most lawyers, unfortunately, bills hourly, but his estimation for the entire matter with between 10 and 12 thousand that would be start to finish.

**Johnathan Stuchell** 05:50

So at this point, I mean, I think this would be well worth, you know, our investment. We're again at somewhat of an impasse, and we need the assistance legal counsel to be able to move forward. So I would, I would make a motion that we actually retain the services of Steve Gooden from Porter and Wright. Would there be a second?

**Tom Rolfson 06:12**

I'll second it

**Christopher Schildmeyer 06:16**

should call the roll on this. Yes, we'll call the roll on that motion. Joe brickler Here. Peggy brickwig, yes. Ray Culbertson yes. Jeff Edwards, yes. Ali Palmer, yes. Chris Sauer, yes. Amy Yosmali, yes, I'll vote Yes. Tom Rolfsen, yes .... Motion passes.

**Tom Rolfson 06:57**

I have a question. Are we still reading? Using that lady from relocation? Or is that on hold? Or

**Johnathan Stuchell 07:06**

so? Yes. So first item, basically, she has been actively working on our behalf, and at this point, as far as she can get, as far as presenting options with to the actual tenant, whether or not looking at other particular storefronts inside and out of St Bernard, basically, she they don't have any reason that they have to move at any speed. That's the problem. So basically at this point, she has presented everything to their representatives from Cushman Wakefield, and at this point now, legal counsel will move in to present them with what we need. So yes, she's still working for us. Next item on the agenda, we actually have representation. We had Scott Holman from Aurora correct me here, actually. And we actually just to give everyone in the audience kind of a little bit of background here, we did go out for bid. Mr. Werdmann actually led that that charge here, as we needed. But again, the village from Hamilton County for the demolition shopping center, and then the CIC has received an over \$450,000 grant from the state of Ohio as well for our project. So Tim, if you'd like me to turn that over to you to kind of explain what we did in process, and then we could ask Scott to kind of explain the next steps,

**Tim Werdmann 08:45**

sure. So, as the President indicated, we do, got competitive, RFP process, O'Rourke came in the lowest and so we plan to move forward with them. And I ask Scott to come tonight, just to kind of give an overview of, if a ball goes according to plan, what the potential timeline might be, realizing that there are some things in play that need to get settled. But if all were to go to plan, I think if you could give us just an idea what your process would be, how long it would take, where you would start, what it would look like while you're doing the demolition, just so the residents might have an idea of what to expect going forward,

**Johnathan Stuchell 09:38**

we have that nice, handy microphone right behind, if you don't mind, or if you want to, or if you don't feel like standing your welcome to whatever is easiest for you. Just long that way you're on camera.

**Scott Hollmann** 09:51

Sure, Scott Hollmann, I was in charge of putting the bid together for this project. I. Um, this project is the mass demolition of the strip center and the former bank or their building manager strip center. The process moving forward, once we secure the contract, will then apply for a demolition permit the city of St. Bernard. We've also filed the EPA notification. It's a 10-day notification, 10 working days. It's two week waiting period for the there's no abatement. There is universal waste that we will then send our crews in to go collect and dispose it properly at the same time, we'll be calling in the utilities, disconnect with Duke Energy, the gas, electric water as well as we're a certified tax so we will then cut and cap the sewer. Them inspected prior to demolition with MSD securing that commit as well. Once we have the permits in hand and everything's ready to rock and roll, as far as utilities, we will fence the site with temporary fence panels. Typically want to get it so everybody wants to get it. So, we tend to do it right before we start working. So, look the fence up. We will then mobilize our excavators to the site, and we'll proceed with the buildings. Typically, I think we would start with a smaller structure. First, we can wreck it, put it up the building, on the ground, as we call it. We would sort the materials, set them off site to recycle facilities and or landfill. We operate a licensing the debris landfill over on the west side of town in Cleves, where a lot of this debris is going to go to at that facility. We also recycled clean concrete. So, we'll go clean concrete, get our job, and then crush 10 or three or four and use on future projects elsewhere. We'll pull all footage foundations out of buildings, and then we will backfill the buildings to grade, compacting that fill into the site.

**Meredith Hughes** 12:28

How long did you estimate the process? Kind of start to finish?

**Scott Hollman** 12:32

First, we estimated that the smaller structure take us five days of rack, and the largest structure would be 15 days. Okay, so month, month and a half project completed. So see Michelle,

**Tom Rolfson** 12:53

when would you started? As

**Scott Hollman** 12:56

soon as we can secure a contract, we'll start the process the initial work up front, which is not work that typically people see. It is the permitting, the property identification and the utility work Duke sometimes will take a little bit of time the upfront work, sometimes to take four weeks to complete, to get them to get them scheduled, get them out, get the work completed, have them sign off, making sure everything's been done and safe. Once we get boots on the grounds. We call it.

**Tom Rolfson** 13:37

What I'm asking about is because we have a tenant in there, you know, and I don't know if you would tear down the bank building and then level that, and then maybe move it, move over when the tenant gets out, or something. Or, how would you do that? Yeah,

**Scott Hollman** 13:52

we can, we can do that. We can start with the first building with, you know, they can work there with the host that they're out. That's how we're finished.

**Johnathan Stuchell** 14:02

So just to clear a couple things up. So basically, this was more or less put out that it was going to be two phases. So yes, that it was intended that the bank building come down first, and then the strip center would be forthcoming once it's worked out with a tenant. Or I'm just going to say this, you know, if it's not worked out with the tenant, will make revisions to the plan and potentially demo right up to them. So we're not going to lose time on money that we've been given from two different resources at this point. So we're not going to lose that. I mean, we could potentially tear down from the the old, save a lot to Dollar General, and leave another that portion of the structure, if we actually had to, we're not going to lose out on what we're doing and have someone hold us hostage.

**Tom Rolfson** 14:47

Okay, so, but that building, your utilities, is for the whole thing, right? They don't have separate utilities for just that building,

**Johnathan Stuchell** 14:55

so, the utilities, it's metered separately, and the electrical service and everything. Beach is actually on the south side of the building by the breezeway, close to Bigby. So we're actually okay. It's not the reverse

15:10

they have heating separate in that building.

**Johnathan Stuchell** 15:13

That is correct. Okay. So as far as you know, we're going to keep moving forward in an expedient manner, as far as once we can get this dealt with. But right now, currently, we're in the right in the beginning of the review of the draft of the contract, and we'll keep moving right along for both parties to be able to do what we need to do our due diligence, to get to O'Rourke so that they can move forward with the permitting process and what they need to do.

**Amy Yosmali** 15:44

So just for clarification, four weeks for permitting and such, and then plus a month and a half to two months for the actual demo, correct, so approximately three months, give or take with weather, correct.

**Scott Hollman** 15:59

Yeah. And really the wild card there is utilities. How long the utilities take? They sometimes can take a little longer. If there is a project that has a transformer as part of it that Duke will have to run through their engineering program to figure out pull that load off the line. Sometimes they have to figure out how they're going to do that, which takes the point of time. I don't think we're going to have that in this case, but sometimes

**Tim Werdmann** 16:30

I would just interject it, knowing that I will be reached out to our contact at Duke to try to at least put this on the radar screen, that we're going to need some assistance with this have any kind of long term delay we might have?

**Johnathan Stuchell** 16:50

And one thing I also will point out, so we are conscious of the fact that there are other adjoining businesses. So, you know, we will be considerate to making sure that, you know, access to skyline and big V in the professional building will still be able to be, you know, everything will be operational during this process, so I don't think there'll be any issue. Does anyone in the group have any other questions for Scott? And we'll be getting you your the electronic version of the contract. And once you have any questions for us, we really appreciate you coming out.

**Tim Werdmann** 17:31

Can you tell everyone your experience with St. Bernard?

**Scott Hollman** 17:38

Well, it's a bit of a family tradition. My grandfather and my father grew up here. Grandfather lived here. Whole family went to Roger Bacon. Still got family that lives here in the village in the city and

**Johnathan Stuchell** 18:01

Well, we appreciate the fact that we have somebody that has some St. Bernard connection to tear down some of our prized buildings. Well, great. Well, thank you again. We really appreciate you taking the time to come out here with this evening technical question,

**Meredith Hughes** 18:25

does the CIC sign the contract for the demo?

**Johnathan Stuchell** 18:28

No, it's this,

**Meredith Hughes** 18:31

We don't have to sign a contract to demo the property we own.

**Johnathan Stuchell** 18:35

So no, the demo that, as far as the contract, I guess we could sign off with it, but basically, as far as the portion that we have at this the Yes, I would be signing off on that part, but there was also, at the same time, the demo, as far as the grant was awarded to the village. So it's combination of the two. I don't know if we need to at this point, I guess maybe we go back to Tim, if there's anything that you think that we need at this point, because it is actually, I'm still just got a release from the CIC, so we may need whether we need to vote on that as far as

**Meredith Hughes** 19:20

I might recommend moving, for a vote confirming that the CIC is okay demoing the property just so that it will be saved

**Amy Yosmali 19:31**

I will make that motion this one would

**Christopher Schildmeyer 19:35**

have to vote on. So just to be clear, because this is not what I thought, but that's fine, so the contract that O'Rourke is going to sign is actually with the city of the village of St Bernard, not the CIC

**Tim Werdmann 19:50**

That is correct, because the village has the one is the entity that holds the funds that will be used for the demolition and will be paid to O'Rourke. But to Miss Hughes' point, because the property is actually owned by the CIC. I think there is some validity to having some sort of acknowledgement and or release from the CIC to the village, stating as property owner they are following with the village undertaking this on behalf of the CIC.

**Meredith Hughes 20:19**

I think for purposes of this meeting, a vote or discussion to that effect, so there is kind of a formal authorization for whatever document ends up being generated for that consent. I think

**Christopher Schildmeyer 20:37**

okay, so that motion was made by Amy Yosmali, in accordance with what Tim and Meredith have just said, let's let's say. And seconded by Joe, did you second that? Joe Brickler, we'll take a up down vote for that President. Stuchell, Yes. Tom Ralston, yes. Bob Culbertson, absent, Chris Schildmeyer votes yes. Joe Brickler, yes, let's turn your mics off. Peggy Brickweg, yes. Ray Culbertson, yes. Jeff Edwards, yes. Ali Palmer, yes, Chris Sauer, yes, and then Amy Yosmali, yes. All in favor ..... no Nays.

**Tom Rolfson 21:23**

I asked one question, is that one of the grants in the CIC, me, it's not the both for the city.

**Johnathan Stuchell 21:29**

So the one, so the the initial and part of what is basically the reason for this moving needing to move forward in an expedient manner, the village was awarded a grant for \$339,000 from Hamilton County. So basically, we have an extension through August to have that money spent. The \$339,000 will cover the demolition of both buildings and then the other grant that the CIC received actually for the 450 some 1000, basically will cover, you know, site development and preparation, and that will be later, but as of right now, the village is fronting the actual cost of the demolition, and it's a reimbursement grant, and they again will be writing a check to the village for whatever billable amount is paid out. Anyone else have any questions on that next item on the agenda, as far as action items, thanks again, Scott. We appreciate it. We'll be talking to you soon. So we, as we previously discussed, and we tabled this, as far as the request for proposals, the RFP for mowing for 2025 we tabled that last meeting because of the potential of us being able to work through an agreement with the Hamilton County Land Bank, as far as that did not formulate at this time. So we do, do need to move through with advertising the opportunity for contractors to bid on the mowing of our properties. Each of you have been presented with a copy that our property list doesn't change. Obviously, we are actually asking that bids be

submitted by Monday, March 24 by 5pm to City Hall, so that we can actually vote on this to accept any of the bids and have the bid opening at that meeting. So at this point, it does not mean that there could not be a future opportunity for the CIC to actually go into a formal agreement with the land bank. But at this point, you know we do need to move forward, and that still, we will still make efforts to move forward with that which there is great benefit for the CIC, likewise. But as far as even if we do end up having a bid that is awarded it has, I do have language that I've included in this that the CIC may also, with reasonable notice, go under contract with the Hamilton County Land Bank to acquire and maintain the properties within the CIC portfolio. There is a possibility, however, we could also end up working on an agreement with the land bank, if indeed that goes forward to continue with the maintenance of our properties until the end of this contract.

**Tom Rolfson** 24:29

Have a question, how are we advertising this?

**Johnathan Stuchell** 24:32

So, like we have done previously, we've made it we will basically, we'll add this in the village newsletter. I will do a call command reminding people that they're available for pickup. Mention it in council meetings. I mean, we don't put it in the newspaper, but, I mean, we do make every effort to do so. And then, of course, you're welcome to tell anyone that you know. You know, we also depend on the networking within our own group to be able to allow for other. You know, citizens and whatnot. And again, these bit packets will be available here at City Hall. And I'll make sure also, at the same time, that a downloadable version of this is available on the village website. And again, a link to this will also be available in the forthcoming newsletter for the month of March. So at this point, if anyone doesn't have any objection, there's really need to vote on this. You're only going to be voting on accepting the bid. But once anyone has an objection, I'd like to go ahead and move forward this, because actually, we've April 15 is the expected beginning of, you know, our mowing season per the contract,

**Chris Sauer** 25:41

John, would you expect that either the two demolished properties would go grass apart this season?

**Johnathan Stuchell** 25:49

So the, well, really, it's the, the only one that, the only one that, the that the contractor has ever had to do anything, is really the grass, the grass area, you know, that's right there on the side of the bank. That's been it, right? I'm saying, if it comes down to see, we we may have to, you know, worst case scenario, I guess we have to find out how they're going to backfill that. So we will assume, at this point, the grass area would have to be cut. I'm not sure what the backfill area would look like, as far as whether or not and Chris, maybe you could do you have an idea if they were to three

**Meredith Hughes** 26:31

months? No, I

**Christopher Schildmeyer** 26:33



know, yeah. I mean, I think they wouldn't see that. Well, they will see that when they're done, right in May or June, and it might need to be cut towards the end of the year. But it also might not depend on how quick it takes, if I would correct, the bid pack actually requires that.

**Johnathan Stuchell 26:53**

so we can deal with that, and worst case scenario, I'll know it all right, so we're good with we're good with that, then, all right, what I'd also like to do, so here, at the end of the meeting, I would like to, actually, I'm going to ask for a motion to go to Executive Session, but beforehand, as far as going into executive session to discuss The sale of property. But what I'd like to do is, actually, since we do have a few extra people from what we normally do, if anyone in the group has questions, but what I we actually did have another citizen that asked for us to have a more or less a town hall meeting to discuss, you know, what we have going on right now, currently, with the shopping center. And you know, one of the things that I will make you know known. I mean, this is totally a public meeting. It's televised. You know, you can watch, just like council meetings. We would love to see more people take an interest in this group and what's happening. So, you know, again, this is, there isn't anything that we really have to hide within this group, our developer that we have currently, that we're working with, that we're working to, you know, finalize an operating agreement has had, you know, this goes back, you know, couple years now, and it did take a little while for us to get to a point where we could move forward with 11 interest rate hikes. But the point being is that there was a community engagement portion to that that was very well advertised, where we actually encourage the public to come and participate in what they would like to see. The architects were great in absolutely facilitating that process. So at this point we also have had, now, you know, some further meetings with the developer who's come and done presentation with, you know, slide show opportunity to see actual design work, which the exterior design work, as far as the only thing as of right now is kind of attempt. This is not 100% final. Yes, we've had some design work here, but as far as exterior finishes have not been finalized, but as far as to get a better idea of the footprint, as to what, what we will be looking at there in that look at area. So we are, we are actually back to a two building model. So again, with the goal of having, you know, some site of skyline and Big B, and, you know, an actual pedestrian and traffic one way in. But the majority of this is yet to be finalized. As far as you know, finished design work, but we are working with, as I said, the developer, to actually make sure that the actual architectural integrity matches that of the community. You're not we are 100% against having something that does not flow. We'll make a commitment to the community that it's going to be something that would at least be esthetically pleasing. So to let you all know, again, some of the other questions that came from the individual that wanted to come tonight but couldn't be here, there were questions about what's happening again with the shopping center. And again, this was something that's been a long time coming. We've been working on this diligently. I know that this lag period in the middle has been frustrating, and it has with us as well. But you know, when you're talking about a, you know, potentially \$40 million project, and you had the multiple interest rate hikes, it put the brakes on. And then, of course, we have been working as well to deal with the relocation of a final tenant as well so that we could proceed. But there was a multiple step process in this as well, with respect to the demolition, so we also couldn't demolish a building that wasn't necessarily ours, so that we worked through that process, Hamilton County was also very generous to be able to provide a grant so that we could actually pay off the remaining loan on the bank building For the CIC so that we then could proceed with with demolition. So we've been very fortunate to have a great working relationship with Hamilton

County, and they've been able to make funds available to us so that we could bring this to fruition. And another question that was brought up with the individual that couldn't be here, asking, you know, how do you get involved in the CIC? So this the CIC. We actually have, you know, a board of directors of 11. So basically, what there is a breakdown as to the number of individuals. So it's comprised of basically five elected or appointed officials, four residents and two business district representatives. So one of the things and how this works when we have an opening is that we do advertise this. You know, we, you know, we in the village newsletter. We call commands, announced it at council meetings. But when we do have an opening for one of the respective positions, depending on whether, again, a resident, elected, appointed, or even the business district representatives. We make that known and give everyone an opportunity that would want to get involved, to come make a presentation. And we actually do hold an election. So we do have a process that we cycle our board members off, but you are entitled to actually put your name back in the hat to run again, as well as individuals from the outside. So we do encourage people to get involved, and we hope that with further community engagement that it developed some interest, so that potentially we could have some new people that are willing to get involved and help actually work on these kinds of projects. So as far as, basically, we open it up to the public, if you have any general questions or anything specific about the CIC or this project, I do need to just follow, you know, an order. As far as anyone in the CIC the board itself, have anything under open discussion or additional agenda items before we open it up to any public questions? Is there anyone in the audience that has any questions?

**FRALEY, BENJAMIN 33:22**

Can we hear mic, but I want to make sure that everyone can hear me. Benjamin, Fraley, 4511, Park, place. I know that the last time there was a pretty significant open engagement with the future development of that site was way back years ago, during COVID times, when was the more like? When was the most recent discussion about what that development looks like in terms of the total number of units, the going rate of the units, and other information like that? Because I know that again, that was a brief discussion we had with the Civitas development group back during COVID. That was years ago. And I'm not sure if anybody, and I guess citizen wise, who's not in the CIC would remember any of those details, or are those details available elsewhere?

**Johnathan Stuchell 34:06**

So some of the details are so basically we were, Darren was here roughly three months ago, and basically had a, I mean, and this was the, this was not an executive session. This was all during the public side, basically discuss, you know, the the site, the footprint, the site plan, again, the finishing, the exterior finishes, whatnot that's not finalized. They are, you know, working through their, you know, pro forma. And hopefully we would, we will be at a point very soon where we will be able to announce lease rates, that kind of thing. One of the things that I can tell you that we had discussed and in the CIC discussion with the developer itself, we actually were insistent on. Having some additional square footage for retail. So I will tell you that a lot of it changed during the interest rate hikes. Basically the underwriting process to finance everything. Basically the 10,000 square feet that was originally allotted was reduced by 50% so, but it was reduced even more than that during the initial project, but we insisted that there still be, and you can see, actually in the layout, the portion where there's the purple, basically the whole idea of having the retail space in the front, and also there's a retail flex. So there's actually three potential areas that could be utilized for retail space, instead of having a very large

footprint. And when I say large footprint, as far as they're not going to be anything with several 1000 square feet for rent, because first off, you don't you're not finding anyone that's willing to rent that kind of square footage. So the goal that we have would be is that to hopefully be able to bring potentially other opportunities, whether it be a restaurant, you know, combination restaurant bar, there are available liquor licenses. So one of the nice things is having the retail right there in that location is that one of what basically a developer wanted to do is be able to showcase this. So you see, there's a little public plaza in the front, so we're kind of looking at it as a community gathering space as well. The goal also, at the same time with this is that being able to utilize this area for things like down the road, we might be able to say, hey, great, we can have a farmers market, or have a small pop up concert or anything like that. But as far as starting the the 100% starting the engagement process over, I know there was, I know there was a foot pressure, no, so. So basically, once the CIC is moves forward with the operating agreement, and that's formalized. There's a whole lot more that will be forthcoming that can be made public as they progress. Okay, so we are not in a position at this point to disclose because we don't necessarily have them as far as the exact lease rates and whatnot, so but we're this is going to go, but I can tell you that once we can get to the point of agreeing, I think it'll start moving along. And I don't know.

**Meredith Hughes 37:33**

use market rate apartments.

**FRALEY, BENJAMIN 37:37**

Market rate apartments are like, everywhere, and that doesn't mean they're also going to be used to that's not my concern, but I'm sorry, please continue.

**Meredith Hughes 37:48**

We don't have a specific number.

**FRALEY, BENJAMIN 37:49**

Yeah, no, again, I'm not necessarily looking for a specific number, just really more just general information. Or if there was a place that if a concerned citizen wanted to go and find more information about the status of the development. Where could they go, aside from coming to meetings and again, looking through CIC meetings, it's just as riveting this reading of a yellow page that's dating too much. But again, there's a more publicly available place for information. Where could one find that? I guess that's probably the more appropriate question.

**Johnathan Stuchell 38:19**

So, what I would say right at this point, right this moment, there is not a place for you to go to find out, but what I will commit is that once the CIC is actually back in a formal agreement, and once we can start releasing publicly information that could be forthcoming, we will create a link for any interested parties to be able to find further information and continued updates. Good. So we were not in a point where there was really anything that relates so, but we are information. We are getting. We are getting there, and I think that's a suggestion, but we will make that commitment to doing

**FRALEY, BENJAMIN 39:02**

Sure, sure. Excellent. Another question, Has there been any discussions about using that development for any sort of enhanced citizen available, like a recreation center or anything of the light, or is it going to be strictly for the tenants who are in that building too? Again, I figured, since we're going through the process of redevelopment, why not consider what the citizens might want? Again, I think, like rehabbing the rec center would be a good option, or having an approved rec center would be a good option. But again, I'm not really sure if that's feasible for this discussion, but I'm curious if anything in terms .....

**Johnathan Stuchell 39:35**

so as far as the as far as having anything within this development, as far as it's open to the public. I mean, if anything that they would amenities that they have would pretty much, at this point, be specific to the tenants. As far as your reference to remodeling the Rec Center and whatnot, we do continue to buy new equipment. If there's ever a point where it looks is that we need to. Do a face lift or anything else in upgrades. I mean, we're open to that. I mean, we do budget to spend money for the recreation center so, and we also, at the same time, make sure that we try to keep it within a reasonable, short cost to the citizens, not being like a typical, you know, local gym. So right,

**FRALEY, BENJAMIN 40:21**

right. And I wasn't so much asking if that falls within the purview of the CIC. I would just curious. Since this is a relatively big development, I thought it might be worthwhile conversation. Hey, could we get instead of this just being strictly mixed use for, like, I don't know, private retail, why not have, like, a municipal building there? That was more what I was alluding to. But again, it sounds like that kind of falls outside of the scope.

**Johnathan Stuchell 40:42**

So, and not to try to totally keep this going on, but basically, we have unutilized space already within our ownership, right? So, you know, we need to look at how that we can best utilize that space here, before we look at trying to take over anyone else's Right, right area. But I mean, I don't know that we don't know that we're going to be occupying anything within that at this point. Doesn't mean that that could never be up for discussion, but at this point, that was not something that was actually built into the plan itself. No,

**FRALEY, BENJAMIN 41:13**

and that's fine. That's just what I was curious about.

**Johnathan Stuchell 41:15**

I think the exterior of the of the development, as far as exam like the public plaza. You know, that kind of thing is what we're talking about as a creating kind of a destination for potential events and that kind of thing, but not anything on the interior. Okay,

**FRALEY, BENJAMIN 41:30**

okay, good. That was more the question I was asking, too. So thank you. Certainly.

**Johnathan Stuchell 41:37**

Anyone else in the Jonathan, is this available? I

**Tom Rolfson 41:41**

mean, were they up there and stuff? Because, you know, somebody just wants an idea what it is. It may look like.

**Johnathan Stuchell 41:46**

Yes, they're up there. They can, I put them out, yes. But as far as, again, the the, the whole idea is that at this point, what you have is a draft, you know, this is not 100% Gospel of the exactly finished plans. But as far as for the sake of the residents, trying to look at how would this look on that horrific looking site right now. So we wanted to make sure that you saw what the actual footprint would look like, what the schematics would be. As far as the potential the two buildings, approximately how much square footage, that kind of thing, how it would be planted?

**FRALEY, BENJAMIN 42:26**

Would this be available to anybody who is not at this meeting?

**Johnathan Stuchell 42:30**

Yes, well, I'll make it available, and I'll, we'll verify that I can put this on our website, and I'll, if anyone, just to start with, maybe that

**FRALEY, BENJAMIN 42:39**

again, anybody's going to be taking. This is like the gospel. But I'm just curious as if, if somebody wanted to get a better idea who is tinkering, this would be a fantastic resource

**Johnathan Stuchell 42:48**

for that certainly great idea. Okay, anyone else? All right? Well,

43:01

Um .. its 191 units and 12 town houses .. where will they all be parking.

**Johnathan Stuchell 43:10**

so actually, the there is going to be more parking than what it appears. I'm trying to remember the exact 200 200 80s, 200 80s parking spaces, plus an additional 20 on the street. And basically, they, they've done the math as well, as far as the difference between when they would be home the we were given the consideration with the businesses that are there and the space that would be utilized for them and reserved exclusively. And they, they have done the math that they feel that it's it's an adequate amount of parking available to those individuals. What about the post office? So the post office will still have, if you're looking at, if you're looking at the if you flip to the second page on the back where it's shows future development. So the post office itself, the village has a perpetual lease that still has to be addressed. So we can actually relocate them up to a quarter mile away. But for right now, where it identifies future development, their space is still there's still adequate for both So, but you could not build over where the future development is without us relocating them, but that would be enough in another phase, so we will find alternate area for them. Is there anyone else? Before I ask our Okay?

**Cunningham 44:49**

Cunningham .... East Ross, I noticed in the paper that the old fire house and Long John stokers is listed as contract for future development. Uh, what's that going to be your Can you say?

**Johnathan Stuchell 45:03**

So as as far as that particular area, as far as for it would be part of what we're actually working on right now for the shopping center. So, I mean, that's not, it's as of right now, it's not listed for sale, so basically, it's still, we have to maintain it. But I mean, it will be part of, you know, our future contract for development with, actually, the developer, but it's the only thing that we have that potentially go under contract, per se, at any one time. And the reason it's identified on that list in that manner is that those properties are subject to interference of the mowing contract, because someone else could potentially start a project, that's all but, I mean, it's not. There is not a defined plan as of yet for that property. So and the same thing when on the list itself, where we we were when we were in discussion for the construction of town homes on on tower Avenue. We wanted those individuals to know that we're bidding that again, those parcels could go up for sale and potentially be advertised for development. Okay,

**Cunningham 46:13**

I'd like to take this opportunity to to suggest that the Long John Silver's lot have a united dairy farmers and gas station on since this town basically has no gas stations.

**Johnathan Stuchell 46:26**

Okay, we will. We'll take that under consideration so and bring that up the developer. Thank you. Thank you. All right. Last opportunity, last opportunity before we so at this point, I'm going to ask for a motion to go into Executive Session for the discussion of sale of property. And just to let everyone know, after we come out of Executive Session, the only thing that you'll see would be a motion to adjourn, so you're not going to be missing anything, and we won't strike this back up again. So we appreciate you coming this evening. We appreciate it, and hopefully you see, you know you all come back again. Thank you. You

**Tom Rolfson 47:11**

might want to mention that, thanks.

**Johnathan Stuchell 47:14**

So our meetings are always on the on the fourth Tuesday. So our next meeting is on Tuesday, March 25 at 6pm so you want to mark up your calendars.

**Christopher Schildmeyer 47:30**

Somebody like to make a motion to go into Executive

**Tom Rolfson 47:32**

Session. I'll make a motion that we go into a six of the Session. I'll

**Christopher Schildmeyer 47:38**

motion made by Tom Rolfson, seconded by Joe Brickler, yeah, do we need to do a vote on this now? Right? Yes. Jonathan Stull, yes. Tom Rolfson, yes. Bob Culbertson absent. Chris schillmeyer, yes. Joe brickler, yes. Peggy Brickwig, yes. Ray Culbertson, yes. Jeff Edwards, yes. Ali Palmer, yes. Chris Sauer, yes. Pass.

**Johnathan Stuchell** 48:06

So we so we actually can pause for that part and then ask Gus to leave.

48:22

Thank you Gus. We appreciate your attendance. If you want Gus, if you're welcome to use my office, if you need a place to do .....