

St. Bernard CIC Meeting Minutes

Tue, Oct 28, 2025, 6:00PM • 22:56

SPEAKERS

Peggy Brickweg, Kevin Geraci, Ali Palmer, Mark Wendling, Johnathan Stuchell, Meredith Hughes, Christopher Schildmeyer, Jeff Edwards

Johnathan Stuchell 00:31

We'll go ahead and call to order the Tuesday, October 28 meeting of the St Bernard Community Improvement Corporation. If we could please have a roll call with the Secretary,

Christopher Schildmeyer 00:46

President Stuchell, present; Tom Rolfsen, absent; Bob Culbertson is absent/ resigned; Chris Schildmeyer is here; Joe Brickler, here; Ray Culbertson, here; Jeff Edwards, here, Ali Palmer, absent; Chris Sauer; here; Amy Yosmali, here; Meredith Hughes, here; Taylor Vogt, here.

Johnathan Stuchell 01:34

Okay, as far as the minutes, I'm sure you've had a chance to read through all seven pages of the minutes didn't have anyone's found any corrections that need to be made, or if there is a motion to accept the minutes as printed.

Johnathan Stuchell 03:56

Yeah. Please note that the dated date should be the September 23, 2025

Christopher Schildmeyer 04:11

Did I have a did someone make a motion? Okay. Motion by Joe, seconded by Jeff.

Johnathan Stuchell 04:22

and I guess we do not have a Treasurer's Report for this evening, so one portion of the meeting out, we'll make sure we have that for the next. As far as action items before we go into the election portion. Of course, this evening, our Vice President, Tom Rolfsen, not here this evening, so he is taking part in the Honor Flight. So again, I thank Tom for his service. I think it's something to be very proud of. So, we're glad to have St Bernard to be represented. Far as our first action item would be the election of a new board member. As of right now, it looks as though we only have one candidate in the audience, so that would be Mr. Kevin Geraci. So, Mr. Geraci, if you are ready, we'll go ahead and have you take the microphone at the podium and give us a presentation make us a little familiar about yourself.

Kevin Geraci 05:25

Thanks for giving me an opportunity to get up here and speak and maybe be involved with this great opportunity of the CIC. So little introduction. I grew up here and lived here over 25 years. My first place

in St. Bernard , my wife and my son just recently moved back around six months ago to Angels Way. My background includes I've been a realtor license of both Ohio and Kentucky for over 20 years, I've also owned Primetime Real Estate Flipping Cincy, where we renovated and revitalized hundreds of apartments over the 20 years. Experience with building department fully permitted projects, including working with land examiners, inspectors, designers, architects, real estate attorneys, title companies, contractors. We've done tax abatements, fully permitted projects, and work with the auditors to tax base these properties. Also been a consultant event for innovation projects for other buyers and sellers in Cincinnati area, including professional football players that are consulted. I don't know if it's able to say his name, and an FCC player that also renovated homes. So that's little about my self. I don't know if I said any questions. Anything else I can collaborate on.

Johnathan Stuchell 07:05

No one has any questions?

Meredith Hughes 07:10

What makes you want to be on the CIC?

Kevin Geraci 07:15

So, I want to do with doing back here while he's in the dream of pulling into a city and part of renovating, not only just one home here and there, we've done multiple on street, but this will be on a larger level. So be exciting with US team, and back to my roots here,

Christopher Schildmeyer 07:38

Mr. President, Kevin, have you ever been the treasurer of any organization

Johnathan Stuchell 07:52

that's a second step? No need to run anybody off, even though the night that I got elected, I left as president that wasn't, no, that's not supposed to Okay. At this point, I'm going to ask for a motion to nominate Mr. Kevin Geraci as a board member for the St Bernard CIC.

Johnathan Stuchell 08:31

motion by Peggy Brickweg, seconded by Joe Brickler. Assume this is an up, down, okay. Jonathan Stuchell, yes; Tom Rolfsen is absent; Chris Schildmeyer, votes yes; Peggy Brickweg, yes; Ray Culbertson, yes; Amy Yosmali, yes; Joe Brickler, yes; Jeff Edwards, yes; Ali Palmer, absent; Chris Sauer, yes. All yeses, congratulations.

Johnathan Stuchell 09:00

You might as well Park yourself in the empty sea

Johnathan Stuchell 09:20

Okay, so the next matter of business, so Ali is on her way that. Not sure when she's going to make it, but one of the, I guess, important parts of the CIC is having an actual treasure. So, I don't know if there's anybody within the group that would be willing to do so, you know, again, Bob has stated that he is willing to assist, you know, with the transition and also assist over the next little bit of time. Because

one of the things that's going. Not a matter of just paying bills. The annoying part of the process, to be honest with you, is, during our annual audits, is providing on demand information all through the auditor's expenditure testings that they do. So, it's just a trying process, but, but anyhow, make a long story short, Bob's willing to help, you know, get everything in line. There is quite a few records to be transferred and so forth be made available. So, I don't know if there's anyone that's willing to take on that responsibility. You know, ask ally again. I don't know if there's anyone here. I don't see anyone jumping up right now. It's an important role. So, needs to happen, can't I can't do both. So, I guess you know that the next option is, you know, nominating somebody while they're not here,

Johnathan Stuchell 11:02

right? No, again, I guess we need to figure this out. But I'm going to need somebody, unless you know the and I don't know that there's any way that we, you know, we could have somebody that would, we would consult or pay as a bookkeeper, but there still needs to technically be within our organization, be a treasure. Yeah.

Johnathan Stuchell 11:38

So basically, yes, they're the biggest part of it, I think is, and probably the more trying part, because it's on demand, you know, is really just dealing with, you know, with the auditors at their time. And doesn't mean that it has to, sometimes, depending on who it is, it's actually on site they're asking for to try to do this one on one, but that really kind of went to the wayside. So really, ultimately, during the expenditure testing portion, it's just a matter of providing digital images of what's needed, invoices, copies of checks, so forth. So really that's the only trying period, and they're typically pushing to try to get it done in particular time. So, I think that may have been Ali so we can better notion is

Peggy Brickweg 12:30

The problem is, stuff wasn't scanned, if it was handled, especially once you go through one, like I already know, just scan everything

Johnathan Stuchell 12:53

So basically, the records itself. I mean, everything's QuickBooks. So, I mean, Bob can also has, you know, a laptop, so basically, you know, he could more or less make sure that we're current and make the transition pretty simple.

Christopher Schildmeyer 13:09

NOTE **** Ali Palmer attended the meeting starting at this time.

Johnathan Stuchell 13:09

Ali, I don't know if you realize this or not, but you were just elected or treasurer, so we were just talking about transferring that you know we were just discussing again, the fact that we we do need one. We did. Just elected a new board member, Kevin Geraci, and then at this point, because Bob was serving in the role of treasurer, we do need to fill that void. We are required to do so. So, we're just looking for anyone that might be willing to step up to do that again, with the assistance of Bob in the transition, kind of working through the process. So, we're just discussing this right now, trying to figure that out,

Christopher Schildmeyer 14:00

President, I would be willing to do treasurer, if someone else would volunteer for the Secretary role, which clearly, I'm not very good at. Anyway

Johnathan Stuchell 14:12

you take, you take really great notes, and somehow, I never could come up with seven pages. But anyhow So that's a thought. So is there anyone that would really like to be the secretary so that Chris could assume role as treasurer

Ali Palmer 14:41

outside or running the meeting, what are the other roles?

Christopher Schildmeyer 14:47

For me, it's just been taking notes. Really, that's the meeting. Minutes. It's minutes.

Meredith Hughes 14:57

The minutes are probably the most time-consuming part.

Johnathan Stuchell 15:07

Chris, yeah, Chris, basically, when they recorded, it's a program to transcribe, put in minute form. It's a matter of then presenting the minutes at the meeting to be voted on accepted presents beforehand, and then making sure, then that these are forwarded on to the village clerk so that they can be uploaded to the website, and just maintaining an accurate record your, your vital role in the in the actual meeting itself is basically, you know, the roll call when necessary, you know, to promotions, things like that. I mean, it's really not, yeah,

Mark Wendling 15:45

This maybe a question for Merideth, do they have to be verbatim, or could they be summarized?

Meredith Hughes 15:51

They can be summarized as long as they can summarize, as long as they are accurate reflection.

Ali Palmer 16:06

It, I would be happy to take on the secretary position over the treasure

Johnathan Stuchell 16:14

position, yes, I would.

Johnathan Stuchell 16:21

All right, so I guess with that being said, we've got a couple motions to make. So, at this point we are going, I would like to ask for a motion to accept Ali Palmer's nomination as the new secretary for the CIC.

Jeff Edwards 16:42

I like to nominate Ali Palmer to be our new secretary

Johnathan Stuchell 16:57

So, motion made by Jeff Edwards, second by Ray Culbertson, that's probably an up down vote too, right? Jonathan Stuchell, yes; Tom Rolfsen is absent; Chris Schildmeyer, votes yes; Peggy Brickweg, yes; Ray Culbertson, yes; Amy Yosmali, yes; Joe Brickler, yes; Jeff Edwards, yes; Ali Palmer, yes; Chris Sauer, yes. Kevin Geraci, yes. All Yes.

Christopher Schildmeyer 17:30

All right, next, we'd like to ask for a motion to accept the nomination for Chris Schildmeyer as the new treasurer of CiC.

Christopher Schildmeyer 17:50

Okay, motion made by Ray Culbertson, seconded by Peggy Brickweg, Jonathan Stuchell, yes; Tom Rolfsen is absent; Chris Schildmeyer, votes yes; Peggy Brickweg, yes; Ray Culbertson, yes; Amy Yosmali, yes; Joe Brickler, yes; Jeff Edwards, yes; Ali Palmer, yes; Chris Sauer, yes. Kevin Geraci, yes.

Johnathan Stuchell 18:11

All right, so with that being said, we'll make arrangements to set up a meeting myself. Bob knew and we can need to go fifth, third, get shown as a signer and so forth, and try to bring you up to speed with the records and everything. And should be pretty simple, okay, then whatever technology that you can share with the new All

Johnathan Stuchell 18:41

right, well, that is progress. I didn't think it was going to be that simple. All right. So, with that being said, the next item on the agenda an update on the 306 bank purchase agreement,

Meredith Hughes 19:08

I received that at 4:45 this afternoon, so it should move. I will need purchase I'm sorry, if His contact information isn't included, then I will need that.

Johnathan Stuchell 19:26

All right, I will verify that, and then I still have the check is \$500 so I have that as well.

Meredith Hughes 19:39

Continue to hold that

Johnathan Stuchell 19:43

right. Okay, so I guess between either Meredith or Taylor next item status update on the developer from the shopping center. Is there anything we have to report? Any update?

Meredith Hughes 20:00

I have not heard anything in the last couple months.

Johnathan Stuchell 20:05

All right, at this point, I am going to ask for a motion to go into executive session to discuss the sale of property.

Jeff Edwards 20:16

I'll make a motion that we go into Executive Session discuss the sale property

Christopher Schildmeyer 20:25

motion by Jeff Edwards, seconded by Joe Brickler. Jonathan Stuchell, yes; Tom Rolfsen is absent; Chris Schildmeyer, votes yes; Peggy Brickweg, yes; Ray Culbertson, yes; Amy Yosmali, yes; Joe Brickler, yes; Jeff Edwards, yes; Ali Palmer, yes; Chris Sauer, yes. Kevin Geraci, yes.

Johnathan Stuchell 21:13

all right, we could ask for a motion to come out of Executive Session.

Christopher Schildmeyer 21:29

motion by Ami Yosmali, seconded by Ali Palmer. Jonathan Stuchell, yes; Tom Rolfsen is absent; Chris Schildmeyer, votes yes; Peggy Brickweg, yes; Ray Culbertson, yes; Amy Yosmali, yes; Joe Brickler, yes; Jeff Edwards, yes; Ali Palmer, yes; Chris Sauer, yes. Kevin Geraci, yes. you're out of Executive Session.

Johnathan Stuchell 21:47

All right, next matter of business, open discussion or additional agenda items. Just wanted to clarify one thing with reference to 306 Bank Street purchase agreement, the deposit was made. As far as for the requirement for the earnest ones, \$500 are on hand, I just need to make sure I clarify what the \$500 was for. As far as there anyone on the board that has anything else under open discussion or additional agenda items? Anyone in the audience? Kelly Gus, okay, maybe next time. All right, I show our next meeting as being November 25, 2025, unless we need to call a special meeting, and we will be making notification to the board members if that is necessary. At this time, do I have a motion to adjourn?

Christopher Schildmeyer 22:47

Motion by Joe Brickler, second by Jeff Edwards, all those in favor all voted "aye."