

**EXECUTIVE
COMMITTEE:**

PRESIDENT –
Jonathan Stuchell***

VICE PRESIDENT –
Tom Rolfsen**

Treasurer –
Bob Culbertson***

Secretary-
Chris Schildmeyer***

BOARD MEMBERS:

Joe Brickler*

Peggy Brickweg***

Ray Culbertson***

Jeff Edwards***

Ali Palmer**

Chris Sauer**

Amy Yosmali*

ADVISORS:

Meredith Hughes
-Legal

Taylor Gruenwald
-Planning & Dev.

Mark Wendling
-Local Gov't

Business Member *
Citizen Member **
Elect/Appointed ***

**ST. BERNARD
21' BERMAYKO**

COMMUNITY IMPROVEMENT CORPORATION
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Tuesday August 26, 2025

- A. **Call to Order – President**
- B. **Roll Call – President**
Board Members Present: Jonathan Stuchell, Tom Rolfsen, Joe Brickler, Peggy Brickweg, Ray Culbertson, Jeff Edwards, Ali Palmer, Chris Sauer, Amy Yosmali. Board Members Absent: Bob Culbertson, Chris Schildmeyer. Advisors Present: Meredith Hughes, Taylor Vogt
- C. **Minutes – President**
Motion to accept the minutes as presented by Tom Rolfsen and a second by Joe Brickler. All in favor.
- D. **Treasurer's Report given by Ray Culbertson**
5th/3rd Account Balance \$115,308.32 First State Not Reported
- E. **Action Items:**
 1. **Update on Demolition Punch List**
O'Rourke needed to address certain items for the building department to close out their demolition permit. There were areas of concern where exposed rebar was protruding from the ground and there were existing sink holes, primarily near the western side of the structure at Andrew St. Majority of the issues were actually that of Duke Energy where the transformer was removed. O'Rourke corrected the issues and the building department will be confirming. There was also a misunderstanding with O'Rourke where the former loading dock was left intact. They were instructed to remove the dock and former ramp but leave the supporting wall for Andrew Street. O'Rourke will process the change order but the additional cost to redeploy will be absorbed by the contractor but the CIC will have to pay for the backfill. Added expenses will be added to the ODOD grant. Will be working with Taylor on this. Jonathan will be closing out the grant from Hamilton County.
 2. **Update on Progress of the Developer & Current Status**
The developer is continuing to work on closing their financial gap on their financing. Will report back on progress.

3. Sale of Property-306 Bank Street

Side lot purchase program application will be sent to interested parties and presented at the next meeting for review.

4. Property Maintenance-31 Phillips

Jonathan discussed maintenance issues with this property that was turned over to the CIC by the Landbank. This property has an extremely steep approach with no steps and is difficult for our contractor to mow. The entire lot is not able to be maintained by just grass and there is brush and groundcover on the back 2/3rds of the property. One of the adjoining property owners wants it to be maintained better and it is almost impossible. Jonathan wants to sell or gift the property as it is such a headache to maintain. Meredith brought up the idea of splitting the property between the 3 adjoining owners. This subject will be addressed again as continued maintenance has been performed by both the Service Dept. and our contractor.

F. Open Discussion/Additional Agenda Items

1.

2.

Motion to Adjourn by Ray Culbertson with a second by Tom Rolfsen

Next Meeting Tuesday, September 23, 2025