

St. Bernard Community Improvement Corporation Meeting Minutes

Tuesday, November 25, 2025, 6:00pm

Overview

This summary covers the St. Bernard Community Improvement Corporation (CIC) meeting held on Tuesday, November 25th. The meeting included roll call, approval of minutes, financial updates, property sales, contract decisions, board member terms, and planning for future meetings.

Attendees & Roll Call

- **Roll call conducted with a Thanksgiving twist:** Members responded with their favorite side dishes (e.g., cranberries, mashed potatoes, turkey).
 - **Present:** Jonathan Stuchell, Tom Rolfsen, Chris Schildmeyer, Joe Brickler, Peggy Brickweg, Ray Culbertson, Kevin Geraci, Jeff Edwards, Ali Palmer, Amy Yosmali, Meredith Hughes, Taylor Vogt, Mark Wendling
 - **Absent:** Chris Sauer
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Meeting Minutes

- **Previous meeting minutes:** Reviewed and confirmed correct; motion to accept by Joe Brickler, seconded by Amy Yosmali, and carried.
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Treasurer's Report

- **Account balances:**
 - Fifth account: \$134,694.86
 - First State account: \$5,328.87
 - **Discussion:** Consideration to close the First State account and combine funds for efficiency; action pending logistics.
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Action Items & Property Sale

- **Recent sale:** 306 Bank Avenue sold for \$5,000.

- The property (a side lot) will be consolidated with an adjoining property, benefiting the new owner and reducing CIC maintenance costs.
 - **Board expressed gratitude** for the sale and its positive impact.
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Executive Session

- **Purpose:** Discuss sale of property.
 - **Motion:** Enter executive session (motion by Amy Yosmali, seconded by Joe Brickler); approved by roll call.
 - **Return:** Motion to exit executive session (by Joe Brickler, seconded by Amy Yosmali); approved.
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Contract with Civitas Development

- **Motion:** Terminate contract with Civitas Development (motion by Jeff Edwards, seconded by Tom Rolfsen); CIC board unanimously approved.
 - **Official statement:**
 - Regret over the partnership ending, but optimism for future redevelopment of the shopping center.
 - CIC's focus remains on high-quality, community-aligned redevelopment.
 - Beginning next month, alternative options for redevelopment will be explored.
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Board Member Terms & Elections

- **Upcoming cycles:**
 - For 2025: Jonathan Stutrell, Tom Rolfsen, and Joe Brickler are up for cycling out or re-election.
 - For 2026: Chris Sauer, Chris Schildmeyer and Ali Palmer
 - **Plan:**
 - Formalize and advertise openings for the January meeting.
 - Seek to avoid term overlap and ensure orderly transitions.
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Other Business & Next Meeting

- **Treasurer transition:** Bob Culbertson, Jonathan Stuchell and Chris Schildmeyer to collaborate on transition of Treasurer position.
- **December 2025 meeting:**
 - Likely to be canceled due to holidays unless urgent business arises.
 - January meeting will be used for elections and any pressing issues.
- **Adjournment:** Motion to adjourn made by Jeff Edwards and seconded by Tom Rolfsen; meeting concluded.