

**ST. BERNARD COMMUNITY IMPROVEMENT CORPORATION**  
**November 19, 2024 MEETING MINUTES**

Call to Order: Jonathan Stuchell called the meeting to order at 6:01

Roll Call: Jonathan Stuchell, Bob Culbertson, Meredith Hughes, Joe Brickler, Ray Culbertson, Ali Palmer, Chris Sauer, Chris Schildmeyer, Amy Yosmali, Taylor Vogt, Tim Werdmann

Absent: Peggy Brickweg, Tom Rolfsen

Minutes: Motion to accept the minutes as presented made by Chris Schildmeyer, seconded by Bob Culbertson, all in favor.

Treasurer's Report:

5/3: Current balance \$249,763.24, as of the end of October

First State Bank: Current balance \$5,328.87

Action Items:

1. Relocation specialist update
  - a. Johnathan reported that Cushman has assigned a new contact for Ace Cash Express (replacing team member out on leave)
    - i. Should hear more in the next week from new contact.
2. Shopping Center Update
  - a. Update on Demolition Project
    - i. Mr. Werdmann has put together RFQ for First State Bank Building. This would pertain to the \$339,000 grant received from Hamilton County.
3. Sale of property
  - a. Village officials re-introduce Civitas development group representatives, including Darin C. Hall, Jack Willard, Adam Fosnaugh, Tim Cotter, and Tillman Stroick.
    - i. Discussed current status of financing with Walker and Dunlop as new partners.
    - ii. Provide updates on the project, including financial architecture, community engagement, and highlight the importance of concurrent loan products / paths.
      1. The project aims to create a mixed-use development with a village-like atmosphere, incorporating traditional materials and crafts.
      2. The design emerged from community engagement sessions, with a focus on maximizing density and investment in the area.

3. Proposing two four-story buildings with 180-190 units and 280-300 parking spaces.
4. Creating an event space on the corner and retail adjacent to it.
5. Using a mixture of materials such as brick, fiber, cement, concrete, and board.
6. Johnathan clarified project is market rate with no plans for any low income. Darin, with Civitas, conformed that clarification.
7. Jonathan asked for questions from others in attendance. There were no questions or comments.

b. Committee voted to into executive session to discuss sale of property.

c. Committee voted to come out of executive session.

4. Open Discussion (none)

5. Motion to adjourn made by Bob Culbertson, seconded by Chris Schildmeyer.

Next Meeting Tuesday, December 17th, 2024 at 6pm in Council Chambers