

St. Bernard CIC Meeting Notes

Tue, Apr 22, 2025, 6:00PM

cic - 250422

Transcript

<https://otter.ai/u/RkU5ymd2ciYLM6AQ-1woFEewH6I?view=summary>

The Community Improvement Corporation (CIC) meeting on April 22, 2022, began with a roll call and approval of minutes. Treasurer Bob Culbertson reported a bank balance of \$176,243.52 and a plan to close the Fifth Third Bank account. Christopher Schildmeyer confirmed demolition would start in two weeks, with utilities to be addressed. The board discussed the removal of items from the bank building, including heavy filing cabinets. Meredith Hughes updated on the property valuation appeal, expected to be resolved by mid-May. The board approved the purchase and sale agreement with Civitas Development. The meeting concluded with a reminder to complete a related party questionnaire for auditors.

Action Items

- [] Complete the related party and fraud questionnaire and submit it to the auditors.
- [] Follow up with Tim Werdmann on the status of the power being turned off and coordinate with waterworks to shut down the tap.
- [] Reach out to Duke Energy contact to verify the preliminary work being done on the transformers.

Outline

Roll Call and Approval of Minutes

- Johnathan Stuchell calls the meeting to order and requests a roll call by the Secretary.
- Christopher Schildmeyer lists the attendees: Jonathan Stuchell, Tom Rolfson, Bob Culbertson, Chris Schildmeyer, Joe Brickler, Peggy Brickweg, Ray Culbertson, Jeff Edwards, Ali Palmer, Chris Sauer, Amy Yosmali, Meredith Hughes, and Taylor Vogt.
- Johnathan Stuchell asks for a motion to approve the minutes as presented.
- Jeff Edwards makes a motion to approve the minutes, seconded by Joe Brickler, and all are in favor.

Treasurer's Report and Demolition Schedule

- Bob Culbertson reports the bank balance as of today is \$176,243.52 and the balance at Fifth Third Bank is \$5,328.87.

- Johnathan Stuchell inquiries about the demolition schedule and asks Christopher Schildmeyer if he has heard back from Scott from O'Rourke.
- Christopher Schildmeyer confirms that O'Rourke plans to start demolition in two weeks and needs confirmation on utilities.
- Johnathan Stuchell mentions that Tim Werdmann has started the process with Duke for utilities and will follow up with Tim Williams to verify progress.

Discussion on Bank Building and Utilities

- Tom Rolfson asks if the demolition is only for the bank building.
- Johnathan Stuchell explains that the other building will have partial demolition, with certain portions capped, and the separation from Dollar General and Ace will be done by hand.
- Johnathan Stuchell emphasizes the need to move forward with the project to meet the August deadline set by Hamilton County.
- Johnathan Stuchell skips the item on sale property due to the upcoming demolition and asks if there are any questions regarding the demolition.

Handling Remaining Items in the Bank Building

- Johnathan Stuchell mentions that the Historical Society has identified filing cabinets they need, and other office supplies can be repurposed.
- Johnathan Stuchell suggests organizing a community sale for remaining items, but Tom Rolfson and Taylor Vogt express concerns about liability and interest.
- Johnathan Stuchell decides to remove the filing cabinets that can be repurposed and leave the heavy ones.
- Johnathan Stuchell asks for a motion to go into Executive Session for the sale of property.

Executive Session and Property Sale Agreement

- The CIC Board votes to go into Executive Session for the sale of property.
- After the Executive Session, the Board votes to come out of Executive Session.
- Johnathan Stuchell asks for a motion to approve the purchase and sale agreement with Civitas Development and the St. Bernard Community Improvement Corporation.
- Christopher Schildmeyer makes a motion to approve the agreement, seconded by Amy Yosmali, and all board members vote in favor.

Final Remarks and Adjournment

- Johnathan Stuchell reminds everyone to complete the related party and fraud questionnaire for the auditors.
- Johnathan Stuchell asks for a motion to adjourn the meeting.
- The meeting is adjourned, with the next meeting scheduled for May 27 at 6 PM.