

ST. BERNARD COMMUNITY IMPROVEMENT CORPORATION

JUNE 28, 2022 MEETING MINUTES

Call to Order: 6:00 pm by Jonathan Stuchell

Present: Jonathan Stuchell, Meredith Hughes, Bob Culbertson, Joe Brickler, Peggy Brickweg, Ray Culbertson, Chris Sauer, Chris Schildmeyer, Gerry Wiedmann, and Amy Yosmali.

Absent: Chris Schildmeyer

Minutes: Motion to accept the minutes as presented by Bob Culbertson and seconded by Ray Culbertson

Treasurer's Report:

5th/3rd \$437,757.95

First State \$27,722.06

Action Items:

- A. Tower Avenue Application: Presented to the Board for review with an offer for \$40,000 cash upfront or \$45,000 at the completion of the project. Packet included past projects that the company completed and an updated description of the finishes such as cabinets, counter tops, and bathrooms.**

Motion to go into executive session to discuss the sale of property was made by Bob Culbertson and seconded by Tom Rolfsen, all in favor.

Motion to come out of executive session by Tom Rolfsen and seconded by Ray Culbertson, all in favor.

The board addressed the proposed applicant on concerns regarding the lack of using the complete frontage available for the project. The board asked the applicant if there was a possibility that the square footage of the proposed units could be increased or potentially increasing the number of units to be built to utilize the space available. The rendering of the exterior was also discussed as to the varied facade. The applicant gave assurance that the exterior could be made to be consistent with a finish that was acceptable to the board. It was decided that additional revisions and updates to the application would be needed.

- B. Purchase agreement with the developer for the shopping center: Update was given as to the status of the purchase agreement, and we are close to having it finalized. Discussion of a special meeting rather than waiting until the next regularly scheduled meeting.**
- C. Contract violation for 4913 Andrew Street: Review of original purchase agreement is being done and internal inspection of the property has been completed. Potential inconsistencies in what was presented in the application and what the finished product is. It was also discussed that the purchaser left the account with Cincinnati Waterworks in the name of the CIC. The account has been updated and the charges have been transferred to the new owner.**
- D. Open Discussion items:**

- 1. The question of the Master Planning process for the Vine Street Corridor was made by Bob Culbertson as to when that might start. Jonathan Stuchell suggested that we wait until the contract is signed with the developer before we move forward with this extremely time-consuming commitment.**
- 2. Go Vibrant Walking Trails: We are close to having the trail and routes finalized with approval of proposed signage.**

Motion to adjourn was made by Tom Rolfsen and seconded by Gerry Wiedmann

Next Meeting: July 26, 2022 in Council Chambers