

**EXECUTIVE
COMMITTEE:**

PRESIDENT –
Jonathan Stuchell***

VICE PRESIDENT –
John Estep***

Treasurer –
Bob Culbertson***

Secretary-
Meredith Hughes**

BOARD MEMBERS:

Joe Brickler*

Peggy Brickweg***

Ray Culbertson*

Tom Rolfsen**

James Rutherford**

Gerry Wiedmann**

Amy Yosmali*

ADVISORS:

Taylor Gruenwald
-Planning & Dev.
-Greater Cincinnati
Redevelopment
Authority Liaison

Chris Sauer
-Marketing Comm.
Liaison

Travis Inglis
-Commercial Real
Estate

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

COMMUNITY IMPROVEMENT CORPORATION

Minutes of Tuesday, June 19th, 2018 Meeting

- A. Call to Order** – President Stuchell
- B. Roll Call** – Performed by President Jonathan Stuchell
Members Present: Jonathan Stuchell, John Estep, Bob Culbertson, Joe Brickler, Ray Culbertson, Tom Rolfsen, James Rutherford, Gerry Wiedmann, & Amy Yosmali.
Members Absent: Meredith Hughes & Peggy Brickweg
Advisors Present: Taylor Gruenwald & Travis Inglis
Advisors Absent: Chris Sauer

- C. Minutes** – Motion to suspend with the reading of the minutes:
By John Estep, 2nd by Ray Culbertson all in favor

- D. Treasurer's Report** – Bob Culbertson
Current Checking Account Balance as of June 19, 2018
\$68,772.77

Deposits:	Interest	\$176.66
	ACE Cash Express	\$1,587.06
	Dollar General	\$8,176.42
	CFL Pizza	\$1,857.96
	Subway	\$1,700.00
	Simple Wireless	\$1,000.00
	Total Deposits	\$14,498.10

Expenses:	Duke Energy	\$341.93
	Property Taxes	\$54,693.08
	B & B Tree Service	\$1,200.00
	Plattensburg	\$4,450.00
	Siegel Roofing	\$245.00
	MSP Design	\$1,796.08
	Water Works	\$1,170.03
	Total Expenses	\$63,896.12

Question from Tom Rolfsen asking for a reduction of the property taxes for the shopping center which would require a reappraisal. Request denied by entire board as we are under contract for the purchase of the structure.

E. Action Items

1. Shopping Center

A. Update on progress with Developer & Skyline

Advisor Travis Inglis gave an update on the above topic. Closing for Skyline should be scheduled soon. Environmental on both properties is being done. Developer is moving along in negotiations with prospective businesses. They are within their due diligence period and they have two 30 day extensions if needed.

B. Parking lot Agreement

President Jonathan Stuchell explained that there are actually 2 parcels that make up the shopping center. One that includes the structures and the other includes the parking area. Explained that there was an agreement that was formed by the now defunct St. Bernard Development Corporation and the City of St. Bernard or its successors. This agreement obligates the city/village to provide parking free of charge to the public and any adjoining business through May of 2021. This agreement requires that the city/village or successor take care of all maintenance including paving, sealcoating, striping, snow removal, also includes lighting and property taxes. The agreement does not give any free and clear easement to the adjoining businesses or property owners either. It is our goal to have taken care of for both the businesses and the developer.

There will be an association that will be formed that will govern the use of the parking lot. Each of the adjoining businesses, including the developer, Skyline, First State Bank, and the Professional Building would be included in this agreement and would pay their prorated share for the above mentioned obligations based on the footprint that they would occupy. Jonathan Stuchell and Travis Inglis have been meeting with the parties involved and Meredith Hughes has been drafting the declaration.

1. Retain attorney to review agreement

President Jonathan Stuchell requested that he be able to retain legal counsel to review the agreement so that this does not hinder our progress on the sale. Dinsmore and Shohl will be retained. A motion to approve retaining Dinsmore and Shohl was made by Tom Rolfsen and 2nd by John Estep all in favor.

2. Port Authority NIP Summary for transfer of property back to CIC (See Meredith's Explanation)

Options:

1. Wait for lien to expire (3 yrs. From date of demo)
2. Sell to developer/private party for fair market value (Auditors value or appraised)

3. Have CIC or Village develop as alternate use (garden, green space, etc.) for 6 months. Cost is \$200.00, there is no requirement that we sell it for fair market value, and the lien is released at the end of the 6 months.

4. Enter into a joint marketing agreement with the Port and have the Port transfer the property directly to the end purchaser.

For Option 3, next steps would be:

1. Identify potential properties and come up with a "use"
2. Reach out to Port and identify use
3. Port Applies to OHFA for release (can take a couple months)
4. \$200.00, lien release
5. 6 months, 1 day
6. Can be sold

Discussion about how we would like to proceed with the future option to get the Park Place property back. Option of making it for public use was approved and we will depend on Taylor/Meredith to guide us through the process. Jonathan Stuchell expressed interest in moving down Park Place and continuing the development. The other properties on Vine and Baker will sit idle for now and we will move to transfer on a case by case basis.

3. Property Review Committee

A. Set meeting to review applications for 301 Cleveland and discuss potential changes to process.

President Stuchell disclosed that we declined a counter offer of a previous applicant due to a very low asking offer due to the fact that we would not turn on the utilities before a contract was signed. Applicant did not understand the meaning of an as-is sale.

Agreed to schedule a meeting to review the newly submitted applications. Tom disclosed that he would be on vacation until July 2nd and Taylor would be on vacation the week of July 4th. Jonathan asked who preferred to have the meeting while Tom was gone and the majority agreed.

B. 4509 Vine Street & Potential Interested Parties

Business is interested in location and submitted an application. Committee will review and report back to the board.

- 2. Complaint about items stored in garage rectified. Shed was built and items have been moved.**

C. 88 East Mitchell

There have been two parties that have shown interest and have toured the home.

D. Side Lots for Sale

1. **56 Orchard Sold** for \$3021.15 Net
2. **306 Bank Status** Still available, difficult lot to sell. Trying to locate owner of rental property.

4. **Blue Pearl-Purchase or Vacate Notice** certified mail with attempted delivery of 3 times. Sent to alternate address

5. **Contract with Capital Real Estate Partners (Lot Next to St. Clement)**

A. Contract no longer in force and sign will be removed

Board member Joe Brickler contacted broker and they admitted that the contract expired in Dec. and would like another chance. We declined!

6. **Mowing and maintenance of CIC properties.**

A. **4913 Andrew St. (2 Trees removed \$1200.00)**

B. **88 East Mitchell (Front & rear locks replaced)**

C. **306 Bank Avenue (2 Trees need removed or trimmed)**

D. **Condition of CIC Lots** Frequency was addressed and level of mowing deck

7. **Access of files to CIC Board Members** Time will be spent creating a drop box for all of the files for future accessibility.

8. **Responsibilities of Executive Committee vs. Board Members**

Tom Rolfsen accused the Executive Committee of not keeping the board informed. President Stuchell addressed this and advised him that all members have voting capability. The board is informed when there is reportable material. The Executive Committee will continue keeping the board informed as needed and we will stay the same course. Board member Amy Yosmali

(Tables Items)

who serves on several boards helped educate Mr. Rolfsen how this normally is handled.

Open Agenda Items:

Mr. Rolfsen asked a question about a dumpster that is not on our property. Will investigate.

Mr. Rolfsen also reported an illegally placed sign as well. Will investigate.

Motion to adjourn by Mr. Estep, Second by Ray Culbertson

Next Meeting Tuesday, August 21st at 6 p.m.