

**St. Bernard  
Community Investment Corporation  
November 15, 2016 Minutes**

**Call to Order – President**

Meeting was called to order at 5:30 by President Don Tobergte.

**Roll Call – Secretary**

President Don Tobergte called the roll. In attendance were Don Tobergte, Paul Myers, Peggy Brickweg, Barb Kalb, John Goedde, Scott Inderhees, Ray Culbertson, Robert Culbertson, John Estep, Adam Hackney and Gerry Wiedmann and Amy Yosmali.

**Minutes – Secretary**

The minutes from the August 16 meeting were discussed. Ray Culbertson pointed out that the description of the project for the park at the corner Vine and Baker was incorrect. It should read “the cost of the park is estimated to be around \$150,000”, not “City wants to spend around \$150,000”for the park. Bob Culbertson made a motion to approve minutes as amended, seconded by Ray Culbertson, all in favor.

**Treasurer’s Report – Treasurer**

Robert Culbertson reported that there is \$122,648.87 in the checking. A motion was made by Ray Culbertson, seconded by Peggy Bricweg to accept the Treasurer’s report, all in favor.

**New Business**

1. Village has purchased the Long John Silver property. Paul Meyer requested that the CIC request the Village to transfer the property to the CIC so we can possibly rent it out until we receive the adjacent fire department property. Both parcels together would make a more attractive package for development. It is expected that the fire department property will be returned to the Village in about 1 ½ years. If a tenant is found, it would only a 1 year lease with a month to month rental after that. The CIC would have to pay property taxes on this property which were estimated to be around \$3000, making the total of property taxes that the CIC pays on its properties around \$65,000.

Peggy Brickweg asked if Paul Myers had applied for a tax exemption for the CIC properties that were eligible for tax exemption (the CIC owns 40+ properties) and Paul said that he had and was awaiting a determination from the County.

2. The CIC discussed selling the empty lot on Tower next the park to Robert Wilking for \$10,000. This lot would include 8 feet of the park. Some park equipment would have to be moved. There were concerns that the price was being dropped from \$25,000 to \$10,000, Discussion centered on the fact that the lot has been for sale for 2 to 3 years with no interest. The lower price was agreed upon. All in favor.

## Old Business

1. Townhomes on Tower: Developer (Renee Duncan developer, Perry Busch architect) has applied to Zoning Board for a variance. They are waiting for a survey to be able to complete application. After they receive approval from Zoning Board of Appeals, they plan to start with construction of 1, 2-unit townhome on the site. The plan is for 3, 2-unit buildings on the site. Plans are to start this year, weather permitting.
2. Shopping Center: Old Lost Corner location had a brick thrown through the window. It is now boarded up. Developer has erected signage to begin marketing the development. Some concern about the looks of the sign, but we were told that the sign meets the Village code since it is a temporary sign. Roger Bedinghaus is in the process of removing his property from the location. He currently pays no rent, but does pay utilities.

Patty Hausfeld brought her concerns that the plans for the Shopping Center call for W. Ross Avenue to be re-connected with Vine Street. There are concerns about traffic increasing on W. Ross, even though there is no outlet. It was stated that we can address that issue with better signage. She has requested a meeting between the CIC and the developer to address the concerns of the residents behind the shopping center. John Estep asked Patty to give him some dates for a meeting and he would set one up.

Plans for shopping center will include restaurants and a Family Express store. Paul Myers explained that the location of the shopping center lends itself better to restaurants than merchandise stores. He also stated that he has spoken with local industry and they want to see more restaurants too, especially a "good" one they can take clients to. The CIC is currently trying to obtain a parcel on Andrew Street for extra parking for the shopping center. There was a discussion about whether or not this is a good idea.

3. Imwalle – Contract signed with Jon Newberry for Weidemann microbrewery and beer garden. The financing is in place and drawings are being made. Want to expand into the parking area and have outdoor bar, amphitheater, fire pit area. The homes on Church St. and Park Place will be demolished by Port Authority. No bill from Port Authority for any expenses over \$25,000 for the demolition of the Moon Tavern so we don't know if we owe any money for that demolition.
4. Port Authority is moving forward with the process of demolition of 115 Church Street and 4594 Park Place. Hopefully, demolition will take place this year.

## **Open Discussion**

1. A resident expressed concerns that the CIC owns so many properties that the Service Department workers are spending so much time cutting the grass for these properties that they neglecting other projects, Ross park bushes need trimming as well as other areas that need to be addressed. Paul Myers explained that the CIC was formed to be the development arm of St. Bernard and 100% of our funding comes from the Village. If we hire out the grass cutting, we would need funds from the Village to pay them so it is better to use the Service Department employees.
2. CIC uses a real estate agent to sell properties after they have been rehabbed. An example was given of the 2 properties on Tower that sold for \$122,500 each. The CIC owns a few other homes that could be rehabbed, but there is no money to do the work. There might be a lot or 2 that could be sold but most of the CIC properties are empty lots that are part of future development plans (i.e. Cleveland Avenue, Vine Street, and Park Place/Church Street).
3. Patty Hausfeld requested that she receive a report for the CIC to be given at the council meeting for her Public Improvements Committee.
4. A discussion took place about the Ellerbush property on Vine Street. Paul Myers had given a key to a resident to live on the second floor, rent free in exchange for fixing up the storefront for a bakery. When it was discovered that this deal had taken without the approval of the CIC Executive Committee or the Board, an email was sent to all members who all vetoed the plan until more information was presented to the board. Mr. Myers admitted his mistake; John Estep has spoken with Paul about using the proper procedure. The resident was present and stated that the CIC was not given all the facts. We have asked if she was still interested. She could meet with us at our next meeting or we could schedule an emergency meeting sooner.
5. It was noted that the new sidewalks on Vine Street are cracking in some places. There is a 1-year warranty.
6. Blue Pearl has a lease/option on its building on Vine Street. A resident brought up that the adjacent driveway was illegal. Mr. Myers said that it would be corrected.
7. Resident wants to purchase the property on the corner of Baker and Vine for \$10,000 since we sold the Tower lot for \$10,000. He was instructed to negotiate with Paul Myers and if they came to an agreement, it would be brought to the board.

## **Next Meeting**

Next meeting will be February 14, 2017 at 5:30pm in conference room.

## **Adjournment**

Motion to adjourn made by Robert Culbertson, seconded by Ray Culbertson: all in favor.

Submitted by Barb Kalb, Secretary

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