

ST. BERNARD COMMUNITY IMPROVEMENT CORPORATION

January 22nd, 2019 Special Meeting Minutes

Call to Order – President

Meeting was called to order at 6:00pm by President Jonathan Stuchell

Roll Call – President

Secretary Hughes called the roll. In attendance: Jonathan Stuchell, John Estep, Meredith Hughes, Peggy Brickweg, Ray Culbertson, Tom Rolfsen, James Rutherford, Gerry Wiedemann, Amy Yosmali, Bob Culbertson, and Joe Brickler.

Regular Business: Gerry Wiedemann made a motion to dispense with the normal business, Amy Yosmali seconded. All in favor.

New Business / Action Items

1. Cleveland RFP Properties
 - a. Jonathan Stuchell summarized the Property Review Committee's process and recommendation, which was to sell the property to the applicant for \$40,000.
 - b. Initial offer was \$5,000 each lot, committee countered at cash offer of \$50,000 or \$8,000 per upfront with an equity stake on the back end. Buyer countered at \$40,000 for all four, free and clear.
 - c. Live pitch:
 - i. The applicant (Kevin Schmitz, dba Brush Creek Homes, LLC) has build or rehabbed over 800 homes over the course of his career. He started his own company in 2008 and currently owns 75 units in Cincinnati free and clear.
 - ii. On Cleveland project specifically, it would be a total gut rehab, since properties are incredibly dilapidated, and 307 would need to be demolished. All siding is going to be replaced, all frame houses (no brick). All three houses will ultimately have off street parking.
 - iii. Need to get all three done relatively at the same time, so one sells the other.
 - iv. Developer's goal is to have all three rehabbed homes sold by end of summer 2019. Biggest time sensitive issue is when 307 can be demolished. Outside completed by end of March, early April.
 - d. Motion to accept offer of \$40,000 and enter contract made by James Rutherford, seconded by John Estep.
 - i. Voice vote: 11 yeas, 0 nays.
2. Transfer of Old Police Station
 - a. Develop lease rate for contractors
 - b. Transfer property upon approval of bid

- c. Discussion centered on retaining the firing range and resolving issues with insurance.
 - d. Motion for Jonathan and/ or Meredith to develop a lease rate that is no less than break even including utilities, insurance, and taxes made by Peggy Brickweg, seconded by Amy Yosmali. Voice vote taken: All in favor.
3. Blue Pearl
- a. All documents and proof of completion/ payment in hand so escrow funds will be released to purchaser, with a small refund coming back to the CIC.

Next Meeting

Next meeting will be February

Adjournment

Motion to adjourn made by John Estep, seconded by Joe Brickler, all in favor.