

St. Bernard CIC - Meeting Minutes - September 23, 2005

Johnathan Stuchell 00:00

We'll go ahead and call to order the Tuesday, September 23 meeting of the St. Bernard Community Improvement Corporation. If we could please have a roll call by the Secretary,

Christopher Schildmeyer 00:03

President, Stuchell, Present. Tom Rolfsen, Present. Bob Culbertson is absent. Chris Schildmeyer is here, Joe Brickler, here, Peggy Brickweg, here, Ray Culbertson's is absent. Jeff Edwards, here. Ali Palmer, here, Chris Sauer, here, Amy Yosmali is absent, but on her way (Amy attended, arrived a few minutes late), I think Meredith Hughes, present. Taylor Vogt, absent (Taylor attended, arrived a few minutes late),, Mark Wendling, here.

Johnathan Stuchell 00:40

all right, far as minutes, I sent them out by text, so you should have a copy of them as well, and they're also attached here to your agenda. I don't know if anyone had an opportunity to read over that, but I'd like to ask for a motion to accept the minutes as presented, or whether or not there any corrections.

Speaker 1 01:06

I'll make a motion to accept the minutes motion by myself, second by Joe Brickler

Johnathan Stuchell 01:21

okay, as far as the Treasurer's Report give that for Bob Culberson, in the Fifth Third account, we have \$161,086.35 in the first state account, we have \$5,328.87. also, I have something to read From Mr. Culberson, dear members of the board, please accept this letter as my formal resignation from the board of the saint barn Community Improvement Corporation, effective December 31, 2025, or sooner. I am grateful for the opportunity to have served as treasurer and to contribute to the organization's mission. Unfortunately, due the demands of my full time employment, I am unable to dedicate the necessary time and attention to that role that that role requires, I believe that is the best interest of the organization, is for me to step aside so that someone with the ability to fully commit can serve in this capacity. It has been a true privilege to work alongside such dedicated to such dedicated group of individuals, and I wish the board continued success in advancing the improved work of the corporation, please let me know how I can best assist in transitioning my responsibilities to ensure a smooth handoff. With that being said, I know we had made discussion, or had previous discussion about elections, which, again, would be something that would occur after the first, but we do need to fill this position, the vacancy. But regardless of bringing on a new member, we still need to find someone within the board, whether we wait, you know, again, until we bring on the next new member, hopefully in another month, to discuss having someone transition the treasurer's position. Yes, I have the ability to sign checks. Yes, I can pay the bills, but that's really not my role, and there should be someone else serving in that capacity. So, whether or not there's someone here currently that has an interest, or

whether we want to table that for 30 days, wait and see what happens and unanimously elect a new person of the board and make them the treasurer the same night. But either way, we need somebody that has that ability, and we could have, again, I'd like to have some overlap with while Bob is willing to assist in that transition, at least not so much in the payment of bills, but as far as the transfer of the accounting procedures that we've established, because, again, probably one of the more annoying features of being treasurer is dealing with our annual audits, and that's really my opinion on the whole deal. I don't know if anyone has a thought on that, but I think we should go ahead and start the process of advertising for the vacancy. And you know, he technically was a resident member of the board, so we should go ahead and advertise that soon and have people prepared for the net the next meeting to, you know, step up if they're willing to.

Tom Rolfson 04:12

Did you say Bob says he's on till the end of the year

Johnathan Stuchell 04:16

or sooner? Okay, but it would make sense to have an overlap, a transition period, while he's willing to help, so that we could bring on that new person, have a newly established treasurer, let him transfer everything, we have, a laptop, that kind of thing, so that he can work with them. As far as in the accounting procedures that he's established,

Tom Rolfson 04:38

would we like to be looking for somebody that has an accounting background like,

Johnathan Stuchell 04:46

not necessarily, but somebody that's comfortable with handling that, this kind of procedure. So, I would mean, we're not going to have the, probably the next the fortune of having another CPA. I mean, I think that. Was just luck. But again, I think if we have somebody that understands general accounting procedures and software, I think it's fine. So yeah, so we'll put it out there to advertise that we'll have a vacancy, and then we can work on, you know, the overall turnover in election after the first the year. So, I guess we don't really need to have anyone sit there. Will we accept his? I mean, we accept his resignation so or soon. Yeah, yeah, right, exactly. So again, thanks to Bob for the time that you've served. So, I do appreciate that.

Johnathan Stuchell 05:40

As far as action items starting, as far as update on demolition punch list. Just to give everyone a kind of an update since the last time we met, there was progress that was made. If you've been down at the actual site itself, where we had a little bit of a misunderstanding with where O'Rourke left off. As far as I had stated previously, there were some unfinished items so that our building department could close out the demolition permit. Those were rectified. Again, as I'd stated previously, the majority of those issues were caused by Duke so again, O'Rourke made right on that. However, there was a little bit of a misunderstanding as to what was going to be finished off as far as the loading dock. So, O'Rourke redeployed, they came out. The only thing that was going to be an additional change order was the fact that we would have to assume the cost for backfill, which was not out of the question. It's really for everything that they did, we owe them \$5,169 so we can work on that. I need to probably set up a

meeting with you Taylor to go over the remaining outstanding bills, the overages that would be submitted for the odo D grant reimbursement. But they made it look nice. They got it level. The only thing that wasn't removed was the wall that supports Andrew, which obviously needed to stay, but there you don't have the unsafe drop off. They made the grade look nice, so they did everything they needed to do. And again, they were very reasonable to work with in asking them to come back out. Because again, it was a Chris and I both met, you know, down there with Tim Williams, and again, what was relayed to O'Rourke was not exactly what we thought, and it was kind of an unsafe situation. It was unsightly as well, so it does look good, and I'm very pleased with them. And they're a first-class operation to work with, so I couldn't say enough about them. And they said that regardless, you know, whether or not they agreed, they said they have a reputation to maintain. So, they showed right up. So, I'm really pleased. As far as there really were any other items that were going to be performed down there, as far as work as of right now, you know, we're getting to the point where grass is starting to grow. So again, obviously the person has our mowing contract will probably have to hit that before, you know, end of the year. But other than that, there's anything else that we actually have to do to the site.

Taylor Vogt 08:05

Just so you're aware, and I do agree, that it would be great to meet and understand where we are with actually paying out their contract and any reporting requirements that we kind of tied into their contract. The next reimbursement round for odo D through the port authority, we would have to have all materials to them by close of business on September 29 so it's coming up. It's roughly every six to eight weeks that they submit a reimbursement request back up to the state. So, they do it in a rolling basis. So, I It doesn't sound like we're completely closed out to the point that we can submit for reimbursement in this next upcoming round. So, I would anticipate that we need to be prepared for the one after that, which will likely fall in November sometime. If I had to guess,

Tom Rolfson 09:01

I have a question, what about if this business moves out before five years? Do we have to go renegotiate a contract to tear that part down or

Johnathan Stuchell 09:11

so as of right now, based upon what work was done, we would actually have to pay for the demolition of the existing structure that would no longer be included in the contract that we just had. They made necessary provisions to with what Chris Schildmeyer had actually included, as far as the allotments that were there for specific work that was absorbed to be accommodated in the sense that there was existing structure that was underneath the Crosley area that they were able to take out, that we would have had to pay for. So, we got credits for that. Basically, the same thing for the existing structure itself that had to be shored up. There was an additional expense for that. So as of right now, we've absorbed, they've absorbed everything that basically was within that, and we would be paying for the demolition, which is, I don't think would be outrageous. I mean, that we that we could come up with dollar amount tonight, but that that small structure wouldn't be a huge expense

Taylor Vogt 10:09

well, and I'd anticipate that that gets tied into the larger redevelopment of that site at that point, given that we don't have any indication that they intend to vacate the space prior to their lease sending

one more note on the odo D dollars, the reimbursement request deadline is September 29 but there is a quarterly reporting deadline that we have been adhering to. The next date for that is October 8, and it sounds like we will have more in terms of dump receipts and things like that from O'Rourke. So, I just want to make sure it might be the three of us getting together to make sure all of our paperwork is in order for that.

Speaker 1 10:48

Yeah, that's what I was going to say to Taylor. If we can get together, I'll make sure that you have what you need from O'Rourke. I don't know if that's a formal change order that switches out the scope that we agreed to or faculty.

Johnathan Stuchell 11:07

The faculty. So, we also there is, so we did have, there was an additional expense above the original 329,000 so basically, since it was billed to the village, we do owe the village a little over \$7,000 as well for that. So, we can pay that. It submit that for reimbursement as well. But that what there was an additional demolition costs outside of the grant awarding, and the grant with Hamilton County for the village of Saint Bernard itself, that was closed out, and I know that's in process of being transferred, so I got confirmation from their office

Christopher Schildmeyer 11:41

that's great, if ahead of us meeting, if you could share even like the final pay app or the most recent pay app that tracks all of this, that would be helpful for me just to have and wrap my head around,

Johnathan Stuchell 11:53

I will get that to you

Johnathan Stuchell 11:58

next. As far as update on progress for the developer, and current status, just kind of the monthly update. I guess we're due some additional information from Darren for our next meeting, as far as his formal announcement, as far as his form of financing. I guess Do either of you have anything to add to our status updates? But it's all in progress, so I know he was still working on that

Johnathan Stuchell 12:25

the big item for tonight. So, I did submit to you all, as far as what you have in front of you, the discussion regarding the sale of property at 306 Bank Street. So, I do have a side lot purchase application that's been completed that you each have. I also attached information as far as from the Hamilton County auditor's office. So I kind of wanted to go through that we had asked him to complete, complete this, as far as you know, basically worth if you need a few minutes to run through that, if you hadn't had a chance to look at that at all since you've been here. But basically, he does want to make some improvements to the property itself and kind of add to his footprint. And if you need a few minutes just to kind of review that, be glad to let you look at that, he's made an, you know, an actual offer on the purchase for that property of \$5,000 again, this is not a buildable lot. So again, it was one that was given to us that was transferred back from the village. It was not something that we ever had incorporated into a developable site. So, it's really just been a continued maintenance issue. And of

course, it's because it's not for public use. We make the continued payments for our property taxes as well. So, if you want a few minutes to look at this, are you? Does anyone have a thought or want to lead off on discussion as far as whether or not you feel that you need more time, I would like to this lot's more of a liability to us, and I personally would like to see a motion made to allow for this gentleman, Clayton Gross, to be able to expand his footprint and be able to take care of that property and enjoy that again, as a newer resident to St Bernard, I was thrilled with the fact that he wanted to take on that responsibility to make himself a nicer area and that to be able to enjoy

Christopher Schildmeyer 14:26

Mr. President. Jonathan, quick question, it looks like there's a tower. Is this on the piece of property?

Johnathan Stuchell 14:36

I don't think it is on the sorry, I could just see in the picture, there's a, I believe there is an easement potentially for access, but it's on the back side. I don't think it is on the actual property. If there's a corner and that abuts to the back side, there's, there's another property that adjoins that I believe actually on the. At the end of West Ross and it sits somewhere in between on that corner. But I don't know that it's on that property per se, but I believe that there may be an easement that exists for access, but I don't think that is on there.

Christopher Schildmeyer 15:13

Okay, so if it is an easement as part of

Meredith Hughes 15:16

it appears to be closer to the highway,

Christopher Schildmeyer 15:18

then this goes so, we don't have to worry about that, then that's really, I don't think nothing is on the

Meredith Hughes 15:23

But even if it were on the property, he would, he would buy that subject to whatever lease that would just go with it. We don't have to, yeah, okay, yeah.

Christopher Schildmeyer 15:35

I'll point out that should be in there. Search, and I just wanted to point out too, one of the basic requirements in terms of sale for this is that it's sold as is so whatever comes with the property continues with the property.

Christopher Schildmeyer 15:52

That was my only question.

Johnathan Stuchell 16:04

So, at this point, if there's no further discussion, I guess we would like to initiate this process. I would like to ask for a motion that we enter into a contractual agreement with Clayton Gross, the current owner of 318 Bank Street, for the purchase of 306, bank,

Ali Palmer 16:24
I'll make that motion.

Speaker 1 16:25
Motion made by Ali Palmer, seconded by Amy Yosmali.

Speaker 1 16:45
Joe Brickler, yes. Peggy Brickwig, yes, Ray Culbertson is an absent, Jeff Edwards, yes. Ali Palmer, yes, Chris Sauer, yes. Amy, Yosmali, yes, and then I will vote yes,

Johnathan Stuchell 16:54
and you can ask me to if you would.

Christopher Schildmeyer 17:05
I'm just going up the list this time. Bob Culbertson's absent. Tom Rolfson, yes. Jonathan Stuchell, yes.

Christopher Schildmeyer 17:19
All yeses.

Johnathan Stuchell 17:22
it's all right. It's not your slice to change things up.

Johnathan Stuchell 17:40
So, Meredith, one last question I would have from you. As far as initiating this process, you could assist us with that, as far as the for the closing and reaching out to the property owner, we can do whatever needs to be done. After you do the you're going to do the title search, is that correct?

Meredith Hughes 17:53
And whatever he needs sign a purchase contract first

Johnathan Stuchell 17:57
All right, so we'll get that started. Yeah.

Meredith Hughes 18:00
So, the order of operations would be purchase contract, execution, title, search, closing. Got it.

Tom Rolfson 18:06
I got one more question. What about the taxes that are due there behind right? So, up to when they buy the property, the

Meredith Hughes 18:21
tax proration, yeah, we'll take care of that at closing. Okay, yeah, they're not delinquent.

Johnathan Stuchell 18:28

Okay, so as far as we're pretty much for the evening, that's that, unless anyone else has anything on the board, as far as open discussion or additional agenda items, does anyone have anything Tom you Sure. Hold on a minute. All right, I know you were writing before we got here.

Johnathan Stuchell 18:45

Anyone in the audience have anything that they like to ask?

Johnathan Stuchell 18:49

So at this time again, just a quick recap, I will be putting out an announcement that we do have an opening on the board, so that'll be done before our next meeting, and hopefully have interested candidates here for our next meeting at this time I show our next meeting on Tuesday, October 28 here in council chambers at p.m. Do I have a motion to adjourn?

Christopher Schildmeyer 19:11

Motion made by Amy Yosmali, seconded by Joe Brickler. All those in favor? All responded with Aye.