

# **THE VILLAGE OF ST. BERNARD**

## **COUNCIL MEETING**

**May 28<sup>th</sup>, 2026**

The St. Bernard Village Committee of the Whole was held on May 28<sup>th</sup>, 2026, in Council Chambers.

The meeting was opened with a prayer followed by the Pledge of Allegiance.

Roll call showed all six members were present: Mr. Moreton, Mr. Stuchell, Mr. Edwards, Ms. Hausfeld, Mr. Culbertson, and Ms. Rytov. Absent: Mr. Schildmeyer

A motion by Mr. Culbertson, seconded by Mr. Moreton, to dispense with the reading of the minutes of the last council meeting. Motion passes 6-0. Minutes will stand as submitted.

### **REPORTS OF ADMINISTRATIVE OFFICIALS**

Mayor, Mr. Stuchell- Thank you, Mr. President, I want to thank everyone who attended and participated in the annual Memorial Day Ceremony. Those who participated, of course, we had the fire, police and service departments, Troop 354, St. Bernard Ludlow Grove Historical Society, the St. Bernard Eagles, the St. Bernard Senior Citizens Club and St. Mary's Cemetery, A thank you to Saint Mary Cemetery for sponsoring the donuts, coffee and juice. We had St. Bernard's own Delta King's singing and thank you to bag piper Roger Loth. Also, part of tonight was supposed to be a presentation regarding the Heritage Hill District. I wanted to let everyone know that our first event promoting the Heritage Health District and some potential revitalization and the potential for a new venue. Our first event at Bernie's, which is the old Police Department, which case you didn't know that's now Bernie's on Sunday, June 28th we our first event from 12:00 to 7:00 PM. We'll have entertainment, food truck and of course beverages will be available, but you can mark your calendars that the last Sunday of each month through October there will be an event there showcasing that future use of that facility. Also, just want to let everyone know that the CIC of course did cancel this month's meeting because of a lack of agenda items. The next meeting will be June 23rd in Council Chambers, and we hope to have an update from our developer who is currently doing their due diligence to vet the plan for the shopping center project. So again, that is on the agenda. We also have parade registration that is still available, so I encourage everyone to actually sign up for that. Again, the parade will be Saturday, August 1st. You actually have an opportunity to register through Monday, July 6th. Also, you have an opportunity to nominate the Grand Marshall. Again, we encourage everyone to do that. That is through midnight on June 30th. All of those links are available on the village website, so I would encourage you to please do so. The parade is going to be a much grander

event this year, which will again be coming down Vine Street and entering Vine Street Park, where the actual luau will be held. That concludes my report.

Auditor, Ms. Brickweg- Thank you, Mr. President, I have two things on the agenda tonight, the first being Ordinance 27 2026. This is transferring \$1.5 million from the general fund with \$800,000 going into master plan cash account, \$300,000 into general bond retirement cash account and \$400,000 into the employee health plan cash account. It also asked for additional appropriations of \$100,000 to tax refunds, \$5,000 for Ross Park, which is for a check we received from Roger Bacon to help cover the cost of handrails in the ballpark, \$800,000 for streets and sewer projects, which most of it we will get reimbursed from the Water Works and \$13,365 for the second payment for Langley Ave. street project. I would also like to ask for a public hearing before the June 11th Committee of the Whole for the summer tax budget hearing. It's the one we do every year that I will read off the numbers, and I'll give it to the auditor and then you will then approve the rates in September. So, there's nothing to vote on. So, I just need a public hearing at the beginning of the meeting. That concludes my report.

Law Director, Ms. Van Valkenburg- Absent

Treasurer, Mr. Kathman-Absent

Safety and Service Director, Mr. Wendling- Thank you Mr. President. I'm just a few items to highlight this evening. The Tower Ave. Lower Washington Ave. project will commence in mid-June with saw cutting starting in just a couple weeks. Tower Ave. from Mitchell to McClelland and Washington Ave. will be resurfaced from Tower to Vine and will also include subgrade repairs, curb replacement and repair damaged sections of the sidewalk. Project will occur in two phases, with the first phase focusing on the roadways in the vicinity of the Saint Bernard Elmwood Place schools. Curves will be replaced, and the surface will be milled, followed by a leveling course. This phase is expected to be substantially complete by August 13<sup>th</sup>. The second phase will address the remaining sections. Once the second phase is substantially complete, the final course of asphalt will be applied over the entire project area. The contract with the project is the Fred A Nieman Company. Total cost of the project, including water main work, is \$2,026,706. 53 cents. Greater Cincinnati Water Works is participating as a funding partner in the amount of \$719,462.83. The village was awarded a 50% grant from the SORTA and Metro Transit Infrastructure Fund, which brings the Village's net cost to \$653,621.85. Total project completion is expected in October. You are probably aware that the opt out letters did go out for the energy aggregation program. Most residents will automatically be enrolled in the program unless they choose to opt out. The letter does provide residents with information on how to opt out via the Dynergy website, by calling Dynergy , or by returning the enclosed form. There is no requirement to participate in the program, and residents can opt out for any reason. The opt out deadline is June 12<sup>th</sup> 2026. Just a reminder that the energy aggregation program was approved by Saint Bernard voters at the November 2025 general election. Dan Deters is here from Energy

Alliances tonight to take any questions regarding electric aggregation and also to just give up a brief update on the upcoming gas. That concludes my report.

Dan Deters, Energy Alliances- Good evening, Duke has moved from a very nontransparent way that they procured gas to a standard service offer as of May. So, what that means is they used to kind of go out and buy a bunch of gas and then they would use it all and then charge you as they went along. Now on the 7th or about of each month they buy whatever the market close price is for that month and that determines your rate. Now if it's \$0.50, they have what they call a supplier adder on top of that. So that supplier adder came back from May of 2026 till April of 2027 at \$0.42. So, if gas is \$0.50 that they settle at, they add that \$0.42 and you are at \$0.92 per CCF on your bill. Our communities right now are all signing around .54 to .57 cent range. We are submitting to the PUCO and the next couple of weeks, but the June rate for Duke is \$1.03. We do not believe the winter rates are going to get better. Usually, the price of gas goes up at that time. So, we are looking at a 30% to 40% discount over the Duke rate for our communities. So, it will just be a one-year program because we want to see what the adder is next year. If it comes back in a similar fashion, we will come back to you and try to put the gas thing together. As of now, it will be an August start so we can get it up and running before winter. We signed at .64 cents last year, so we assume it will be a 20% to 30% discount off the rate. So, I would encourage you to give the city manager authority to sign that deal. I am happy to answer any questions.

Tax Administrator, Ms. Helmes- APRIL 2026 end of month receipts

Tax collections for APRIL 2026: \$1,117,141.00.

April 2026 is down -4.06% or \$47,329 from April 2025.

Refunds for April: -\$132,675.00

Delinquent tax collected with Capital Recovery: \$800.00.

Delinquent tax collected with the Ohio Attorney General's Office: \$70,687.00.

E-file receipts: \$56,330.00

Tax returns are currently being audited. We should be done by the end of July. Letters are going out for unpaid balances, missing documents and missing federal tax form 1040 (pages 1-3).

Refunds will be issued within 90 days of the date of your filing. If you have any questions, please call me or Sharon at 513-242-7710. That concludes my report.

Mayor, Mr. Stuchell- That you Mr. President. Tonight we have Daniella Beltran from Yard and Company. If you are not familiar with the Heritage Hill District plan, we were fortunate enough to get a small planning grant from Hamilton County and we have Yard and Company guide us through this process. So, Daniella is going to walk us through the plan.

Daniella Beltran, Yard and Company- Hi, good evening, everyone. My name is Daniella Beltran. I am the Planning Team Lead for Yard and Company leading this team and efforts alongside many others. I am happy to give an overview and presentation of what we have worked on, so I'll go through the plan and be happy to take questions if you have them. (see presentation slides).



St. Bernard Heritage District Plan

Vision Principles The District Key Sites Action Plan Appendix

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ACKNOWLEDGMENTS

|                                                                |                                                                       |                                                    |
|----------------------------------------------------------------|-----------------------------------------------------------------------|----------------------------------------------------|
| Village of St. Bernard                                         | Allroy Development Co.                                                |                                                    |
| Jonathan Stuchell,<br>Mayor                                    | Catherine Fitzgerald,<br>Vice President                               |                                                    |
| Mark Wending,<br>Director of Public<br>Safety & Service        | Daniel Ferguson,<br>Project Manager                                   | Mindy Miller,<br>St. Clement School/<br>Parish     |
| Tim Williams, Former<br>Director of Public<br>Safety & Service | Project Task Force                                                    | Bret Schneider,<br>Wow Windowboxes<br>Owner        |
| Chris Sauer, Community<br>Events, Grants &<br>Sponsorships     | Ruchika Chawla,<br>Commercial Property<br>Owner                       | Cassidy Staver,<br>Resident & Nstl Studio<br>Owner |
| Taylor Vogt, Community<br>Improvement Corp.<br>Advisor         | Jeff Edwards,<br>St. Bernard Village Council<br>(Public Improvements) | Christina VanDorpe,<br>Fifth Third Bank            |
|                                                                | Chris Inderhees,<br>LaRossa's Owner                                   |                                                    |

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## Vision

St. Bernard is a cozy, accessible, and affordable village where people of all stages of life can thrive. Rooted in authentic heritage and small-town charm, it offers the welcoming and supportive spirit of a tight-knit community with the convenience of big-city proximity.

**The Heritage District is the vibrant heart of St. Bernard, a place where neighbors and visitors connect and community is celebrated.**

Built on three ideas:



COZY VILLAGE



EASY TO GET AROUND



COMMUNITY PRIDE



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## How We'll Get There



Provide a dynamic street life that encourages long visits.



Strengthen the link between Vine Street Park and Vine Street.



Focus on small wins, bigger moves as partners/funding line up.



Grow public-private partnerships focused on catalytic redevelopment projects.



Leverage state and federal funding opportunities that support District revitalization.



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## Principles for Decisions

Use these to evaluate projects, partners, and priorities.



### Start with visible wins

Early projects should be simple, fast, and noticeable. When people can see change, momentum builds.



### Make it easy for small businesses

Prioritize incentives and programs that attract local entrepreneurs and businesses that contribute to a healthy mix of active destinations.



### Build the Park-to-Vine connection

Treat Vine Street Park as the district's center of gravity. Improve the physical and visual link so the park and businesses support each other.



### Incorporate housing

New residential development in the District will connect people to jobs and amenities while supporting long-term economic sustainability.



### Strengthen the First 16 Feet

Storefronts, sidewalks, patios, and entries matter most. If the First 16 Feet feels good, the whole district feels better.



### Coordinate, do not scatter

Concentrate improvements so they stack together. Avoid isolated projects that don't contribute to the vision for the district.



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## The District

A small town in the middle of an urban city.

St. Bernard is an independent village located in Hamilton County, directly north of Cincinnati. The Heritage District runs along Vine Street, which has long served as the village's main commercial spine. St. Bernard benefits from a historic urban fabric and building stock, mix of uses, and close proximity to regional destinations including Ivorydale (less than 1 mile), Uptown (3 miles), and Downtown Cincinnati (5 miles).

St. Bernard's identity is rooted in a 19th Century German-Catholic settlement history, and the heritage still shows up in the village story and community pride today.

Community feedback collected throughout this planning process was clear: people are ready for reinvestment. The most common themes were too many empty or run-down buildings, storefronts that need to feel "alive and active," and a desire for more restaurants, cafes, and everyday amenities.

The Village of St. Bernard established a Community Improvement Corporation (CIC) in 2007 to carry out economic development initiatives. For years, the CIC was focused on residential stabilization and strategic land acquisitions. They now are in a prime position to implement revitalization recommendations set by this Plan for the Heritage District.

The district is compact and walkable by distance, even if the experience needs improved.



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## Welcome to St. Bernard

### WHAT IT IS

A highly visible gateway into the Heritage District that shapes first impressions.

### WHY IT MATTERS

This is the arrival moment. If it feels welcoming, people believe the rest is worth exploring.

### MAKE IT HAPPEN

- **0-12 months:** Support owners in making First 16 Feet improvements & a pop-up event to show activity, ideally in partnership with a potential tenant.
- **12-24 months:** Owner to secure a tenant with a food/bev offering. Test on-site events. Evaluate pros/cons and feasibility of building a rear parking lot.
- **24-36+ months:** Owner to establish routine event schedule. Partner to build the public lot as needed.



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## Mixed-Use on Vine

### WHAT IT IS

An infill opportunity ideal for adding housing, retail, and strengthening a key Vine Street intersection.

### WHY IT MATTERS

Adding residents and active ground-floor frontage helps support restaurants, cafes, and everyday needs.

### MAKE IT HAPPEN

- **0-12 months:** Confirm zoning compatibility. Issue RFP (include both options).
- **12-24 months:** Select a partner and start pre-development, including concept refinement and engagement with neighboring property owners.
- **24-36+ months:** Move into detailed design and approvals/permitting for construction.



### OPTION 1: MIXED-USE INFILL (HIGHER IMPACT)

- **Program:** 20 residential units above and next to 1,800 square feet of retail, with 30, on-site parking spaces.
- **What it adds to the district:** more full-day users and long-term economic lift. An increase in residents living in the district is critical to business vitality.



### OPTION 2: LOWER-INTENSITY ALTERNATIVE

- **Program:** 4 residential units above 1,300 square feet of retail and 39 parking spaces.
- **What it adds to the district:** more flexible parking for the district while contributing new development and investment to a key intersection.



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## The Vine Patio

### WHAT IT IS

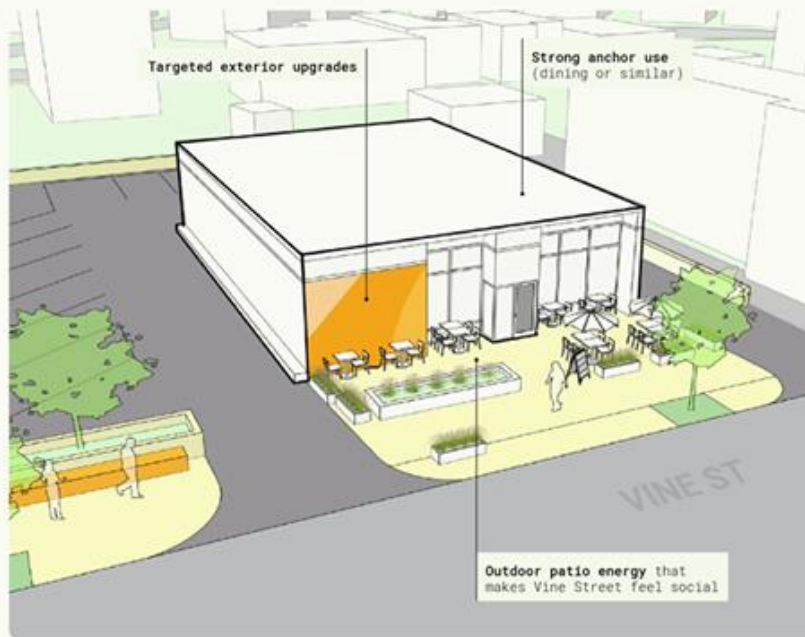
A former bank with strong potential for reuse as a neighborhood restaurant or similar destination.

### WHY IT MATTERS

A real "go-to" place changes how people talk about the district. It becomes a reason to visit, not just drive through.

### MAKE IT HAPPEN

- **0-12 months:** Work with the owner to install early improvements and recruit a tenant.
- **12-24 months:** Sign a lease, open the doors, and deliver higher investment upgrades (quality patio, lighting, planting).
- **24-36+ months:** Grow what's working (events, more patio seating/shade, stronger street presence, etc).



## Parkside Commons

### WHAT IT IS

Collection of vacant, publicly-owned and one private property with a repurpose opportunity to strengthen connections between Vine Street businesses and the public park.

### WHY IT MATTERS

An expanded park experience supports new commercial viability while providing health/mobility benefits for pedestrians and new spaces for community programs and events.

### MAKE IT HAPPEN

- **0-12 months:** Acquire or establish agreement of private property. Pursue study of new pathways and outdoor gathering location. Test usability with pop-up events in partnership with potential commercial tenant(s).
- **12-24 months:** Refine designs, commercial tenant needs, and build the outdoor gathering space.
- **24-36+ months:** Issue an RFP for commercial structures or establish development agreement with future tenant(s).





### Poolside Station Long Term

#### WHAT IT IS

A vacant, former police station next to the park and pool that can become the district's early anchor.

#### WHY IT MATTERS

This is the best "proof of change" site. If this site gets activated, the whole district feels different.

#### MAKE IT HAPPEN

- **0-12 months:** Raise funds and plan new events or locate existing ones here to activate the site. Install exterior improvements based on capacity.
- **12-24 months:** Track success, pitch the opportunity to potential office and commercial tenants. Weigh benefits of an RFP to help identify future users and a development partner.
- **24-36+ months:** Support redevelopment that carries out this conceptual vision.



**A MONTHLY ACTIVATION  
SERIES THAT TURNS THE  
FORMER POLICE STATION SITE  
INTO A SOCIAL DESTINATION**

#### WHAT IT IS

Berries by the Pool is a concept for a recurring community activation hosted at the former police station. Events center around food, dogs, beer, and music. A food or beverage vendor and patio-style seating pair well with the adjacent pool and park to create a lively atmosphere that encourages people to linger and socialize.

#### WHY IT MATTERS

It shifts perception fast. It lets people experience the site as a place for community life and helps showcase potential for bigger investments.

#### HOW IT BUILDS MOMENTUM

Beginning in 2026, the event is envisioned as a monthly series serving residents and attracting visitors. Over time, it demonstrates real market demand for food and beverage, outdoor gathering, and mixed-use energy. The site's value becomes visible and tangible.

#### MAKE THE WHOLE DISTRICT FEEL ALIVE!

Encourage other businesses to activate their spaces and offer specials on Bernies days.





## The Corner Spot

### WHAT IT IS

A vacant commercial space where low-cost site upgrades can quickly change the feel of the corner. Long-term success is also tied to an increase in nearby residents.

### WHY IT MATTERS

A lively corner conveys district vitality and this central location helps connect the district.

### MAKE IT HAPPEN

- **0-12 months:** Support the owner in making improvements (clean-up, planters, lighting).
- **12-24 months:** Recruit a new tenant and add upgrades based on lease agreement (landscape, seating).
- **24-36+ months:** Involve the owner and commercial tenant in district programming and activities.



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# Action Plan

This checklist describes key actions to turn concepts into visible change. The timeline is organized by what can happen first, includes partner needs, and what can be expected to be achieved.

## 0-12 Months

- ❑ **BUILD A READINESS PUNCH LIST**  
Create a clear list of what's needed to bring 4700 Vine up to code and ready for public/tenant use.
- ❑ **SPRING CLEAN-UP AND BEAUTIFICATION**  
Organize an April clean-up event to visibly signal momentum and care.
- ❑ **MAKE USE OF THE BERNIES BRAND**  
Create a distinct vibe and experience by keeping to the Bernies brand, using it as a guide for selecting lighting, furnishings, and small public-facing upgrades.
- ❑ **ACTIVATE THE POOLSIDE STATION (4700 VINE)**  
Prepare the outdoor area with simple exterior improvements to host easy-to-coordinate programs/ events to make the site feel active and welcoming.
- ❑ **PLAN A LARGER EVENT AT 4700 VINE**  
Host a more heavily publicized event during summer to test turnout, layout, vendors, and operations.
- ❑ **WINDOW BOX PARTNERSHIP**  
Partner with the local Wow Window Boxes and others to help improve visible frontages.
- ❑ **LAUNCH A FIRST 16 FEET GRANT PROGRAM**  
Incentivize participation in district improvements with funding that helps storefronts improve and activate the sidewalk experience.
- ❑ **SMALL BUSINESS RECRUITMENT GRANT**  
Seek funds/resources dedicated to attracting new and retaining commercial tenants that contribute to the District.
- ❑ **VILLAGE BRAND AND STORYTELLING STRATEGY**  
Work with a professional team to refresh the brand & marketing so the district is easy to explain and promote.
- ❑ **REVIEW VILLAGE ZONING CODE & STANDARDS**  
Ensure Village regulations align with this plan and allow, by-right, pedestrian oriented development patterns.
- ❑ **IDENTIFY DEVELOPMENT PARTNER(S) FOR 4512 VINE AND OTHER CIC PROPERTIES**  
Conduct research on developers building similar projects as described by this plan. Hold meetings to showcase the vision and opportunity. Issue RFPs as needed to support the search. Place preference toward those building high-quality projects and interested in a long-term collaboration and return on investment.

### BY THE END OF YEAR ONE:

The Poolside Station has hosted at least one event and the district has visible frontage upgrades that people can point to.

### WEST VILLAGE CASE STUDY

The West Village Association, the organization that manages the West Village District in OKC, recently launched a First 16 Feet Matching Grant Fund. The Fund is intended to support vitality by helping storefronts be interactive and inspire exploration throughout the West Village District. Eligible applicants can receive up to \$1,000 to go towards projects including outdoor seating, new planter boxes, pedestrian-scale signage, patio and building facade lighting, and shade features.

Learn more at [westvillageoko.com](http://westvillageoko.com).



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## 12-24 Months

- ❑ **SECURE A DEVELOPMENT PARTNER FOR ST. BERNARD SQUARE**  
Initiate a new development agreement with an experienced partner capable of delivering a project that builds a dynamic, high-quality mixed-use development.
- ❑ **IDENTIFY A PARTNER FOR THE LONG-TERM REDEVELOPMENT OF 4700 VINE**  
Promote the vision and opportunity for offices, food, beverage, and outdoor activities as a reuse of the former police station. Preference toward future tenant(s) who will activate the site regularly.
- ❑ **SECURE AMPHITHEATER FUNDING**  
Raise or allocate initial funds to conduct a design study and project cost estimate. Utilize conceptual drawings and cost analysis to raise capital funds.
- ❑ **MARKET OPPORTUNITY AT 4622 VINE**  
While planning the public amphitheater, promote the vision for the adjacent commercial/civic properties along Vine Street.

- ❑ **SELECT DEVELOPMENT PARTNER FOR 4700 VINE**  
Choose a partner to move into design, financing, and approvals.
- ❑ **SUPPORT A NEW TENANT AT 4727 VINE**  
Partner on installation of site upgrades for expanded outdoor seating and support the recruitment of a new restaurant tenant at the former Chicken Scratch.
- ❑ **SUPPORT IMPROVEMENTS AT 4425 & 4521 VINE**  
Work with the property owner to install visible frontage upgrades including wall mural(s), seatings & plantings.
- ❑ **SELECT DEVELOPMENT PARTNER FOR 4512 & NEARBY CIVIC PROPERTIES**  
Choose a partner with an understanding of the District vision and support the pre-development process to help ready the project for detailed design and approvals.

**BY THE END OF YEAR TWO:**

Development partners for anchor sites have been identified and the park amphitheater is funded.

## 24-36+ Months

- ❑ **REDEVELOP 4700 VINE**  
Work with the selected partner(s) to complete the permanent reuse of the former police station. Ensure public access to Vine Street Park from Vine Street is maintained.
- ❑ **IDENTIFY PARTNER(S) FOR 4622 VINE**  
Work with partners to finalize design and development for commercial/civic properties and ensure compatibility with plans for the new Vine Street Park Amphitheater.
- ❑ **BUILD THE PARK AMPHITHEATER**  
Construct the amphitheater to support routine events; help promote it as a key destination.
- ❑ **SUPPORT BUILD OUT FOR A REVISED ST. BERNARD SQUARE**  
Collaborate to provide a speedy pre-development process while ensuring alignment with this plan and previous public engagement. Support final design, construction, marketing and programming of newly available residential, commercial, and green spaces.



## Implementation Resources

Below is an overview of relevant economic development tools that should be explored to support redevelopment and upkeep of the Heritage District.

**COMMUNITY REINVESTMENT AREA (CRA)**

The Village of St. Bernard has an active commercial revitalization area program which provides tax abatement for new real property investments. Retail is not eligible at this time – only residential projects. This could be amended to allow retail projects to be eligible. Learn more at [development.ohio.gov/business/state-incentives/ohio-community-reinvestment-area](http://development.ohio.gov/business/state-incentives/ohio-community-reinvestment-area).

**TAX INCREMENT FINANCING (TIF)**

The establishment of a TIF District should be considered since it could be used to capture the anticipated increase in property tax revenues associated with new development across the Heritage District. TIFs operate in 30-year cycles, and the collected funds could be used for public infrastructure improvements within the established area. The Port offers TIF structuring, if applicable, and lease-back terms that come with a sales tax abatement on construction materials. Learn more at [development.ohio.gov/business/state-incentives/tax-increment-financing](http://development.ohio.gov/business/state-incentives/tax-increment-financing).

**HAMILTON COUNTY ECONOMIC IMPACT**

This program is an annual, competitive grant process to help fund community and economic development efforts. Applications are usually open at the start of the calendar year. Learn more at [hamiltoncountyohio.gov/government/transparency/grants-and-assistance-programs/hamilton-county-economic-impact-program.php](http://hamiltoncountyohio.gov/government/transparency/grants-and-assistance-programs/hamilton-county-economic-impact-program.php).

**HISTORIC DISTRICT DESIGNATION**

St. Bernard's Heritage District is likely eligible to be added to the national register. Designation would open up a variety of historic preservation funding programs. The Ohio Historic Preservation Pipeline Initiative assists with efforts to establish new historic districts and/or buildings. The program typically accepts applications in the early summer. Learn more at [development.ohio.gov/community/redevelopment/historic-preservation-pipeline](http://development.ohio.gov/community/redevelopment/historic-preservation-pipeline).

If a historic district or building is added to the national register, the Village could then create a Downtown Redevelopment District (DRD) of up to 10 acres in size. These districts function similar to TIFs but the funds can be used in a wider range of eligible uses. More at [alloydev.org/body-to-establish-first-downtown-redevelopment-district-in-hamilton-county/](http://alloydev.org/body-to-establish-first-downtown-redevelopment-district-in-hamilton-county/).

**LOCAL HISTORIC PRESERVATION CONSULTANTS****Gray and Pape**

John Picklesimer, [jpicklesimer@graypape.com](mailto:jpicklesimer@graypape.com)  
[www.graypape.com](http://www.graypape.com)

**720 Consulting**

Adrienne Cowden, [adrienne.cowden@gmail.com](mailto:adrienne.cowden@gmail.com)  
[www.720consulting.net](http://www.720consulting.net)

**HISTORIC PRESERVATION TAX CREDITS**

This program provides a tax credit to leverage the private redevelopment of historic buildings. The program is highly competitive and receives applications bi-annually in March and September. More at [development.ohio.gov/community/redevelopment/ohio-historic-preservation-tax-credit-program](http://development.ohio.gov/community/redevelopment/ohio-historic-preservation-tax-credit-program).

**CLEAN AIR IMPROVEMENT PROGRAM (CAIP)**

Administered by the Ohio Air Quality Development Authority, this program offers resources for businesses seeking to improve air quality through efforts including historic building renovation. Tax benefits may include exemption on sales and use taxes, real property taxes and interest income on bonds and notes issued by CAQDA. Learn more at [ohioairquality.ohio.gov/incentives-and-financing/clean-air-improvement-program](http://ohioairquality.ohio.gov/incentives-and-financing/clean-air-improvement-program).



**BUSINESS ASSISTANCE GRANTS**

The City of Dayton, Kentucky is similar in size to St. Bernard. They have had success in fostering a healthy business district by providing support to small businesses through a few key programs. More at [daytonky.com/dba](http://daytonky.com/dba).

- **Uniform Signage Grant:** offers a 50% reimbursement up to \$1,500 for new or updated commercial signage.
- **Facade Improvement Grant:** awards 50% of costs up to \$10,000 toward enhancements made to a front facade.
- **Rental Assistance Grant:** for new businesses, offers up to 50% towards rent for the first 12 months, then decreases to 25% for the following year, and 10% for the third year.

**DUKE ENERGY FOUNDATION URBAN REVITALIZATION GRANTS**

These grants support redevelopment opportunities to help address urban blight and building vacancies while promoting business creation and retention. Applications are due at the end of July of every year. Learn more at [foundation.duke-energy.com/grants/ohio/urban-revitalization](http://foundation.duke-energy.com/grants/ohio/urban-revitalization).

**OUR TOWN GRANT**

Offered by the National Endowment for the Arts, this program supports creative placemaking projects that integrate arts, culture, and design in efforts to advance local economic, physical, and other community-desired outcomes. Learn more at [www.arts.gov/grants/our-town](http://www.arts.gov/grants/our-town).

**BUILDING DEMOLITION AND SITE REVITALIZATION PROGRAM**

This state program provides grants for the demolition of commercial and residential buildings and revitalization of surrounding properties on sites that are not Brownfields. A separate grant program exists for those property types. More at [development.ohio.gov/community/redevelopment/building-demolition-site-revitalization-program](http://development.ohio.gov/community/redevelopment/building-demolition-site-revitalization-program).

**WELCOME HOME OHIO PROGRAM**

The Welcome Home Ohio (WHO) is a state program designed to support the creation of affordable, owner-occupied homes through grants (a maximum of \$100,000 per residential property) for the purchase of qualifying residential properties, the cost of construction or rehabilitation, or nonrefundable tax credits for qualifying activities. Learn more at [development.ohio.gov/community/redevelopment/welcomehome](http://development.ohio.gov/community/redevelopment/welcomehome).

**NATUREWORKS**

Funded through the Ohio Parks and Natural Resources Bond, this grant program provides up to 75% reimbursement assistance to local governments for the acquisition, development, and rehabilitation of recreational areas. Allocations are capped per county and the next deadline is July 1. The Parkside amphitheater development concept is a strong candidate for this source of funds. Learn more at [ohiodnr.gov/buy-and-apply/apply-for-grants/grants/natureworks](http://ohiodnr.gov/buy-and-apply/apply-for-grants/grants/natureworks).

**TRANSPORTATION ALTERNATIVES PROGRAM**

This provides funding for projects including on- and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, community improvement activities, and environmental mitigation; recreational trail program projects; and safe routes to school projects. [www.transportation.ohio.gov/working/publications/transportation-alternatives-program](http://www.transportation.ohio.gov/working/publications/transportation-alternatives-program)

**SMALL CITY PROGRAM**

Federal funds to small cities with populations from 5,000 to 24,999. Eligible projects include pavement rehab/repair, signal upgrades, road diets, intersection improvements, and access management. [www.transportation.ohio.gov/programs/focal-funding-opportunities/resources/small-city-program/small-city](http://www.transportation.ohio.gov/programs/focal-funding-opportunities/resources/small-city-program/small-city)

Mayor, Mr. Stuchell- I want to thank Daniella and Kevin from Yard and Company who helped guide us through this process. All of our task force and stakeholders who were involved and the people who had a vested interest really contributed, thank you. I am very excited about their continuation with the project. There is a lot of energy there and I really feel good about this. Next steps would be going through planning commission, back to council, then working towards an RFP, in securing a developer that will be able to help us finalize it and help create this vision. So again, I really appreciate everyone's involvement.

Motion made by Mr. Culbertson, seconded by Mr. Moreton, to place Resolution 9 2026 on the table for the next council meeting. Motion passes 6-0.

## REPORTS OF STANDING COMMITTEES

Finance, Mr. Moreton- Thank you, Mr. President. The Finance Committee met last week to discuss the LISC Revive and Thrive Home Repair Program, Finance Committee meeting schedules and procedures, and the timeline for energy aggregation. We will be moving our meeting schedule to an as-needed basis, with an anticipation of more frequent meetings as we get more into budget season. I would like to take the time to reiterate some important information regarding electric aggregation. Opt-out letters were mailed out beginning May 22nd, so please keep an eye out for the important information enclosed including rate information, the timeline, and the three methods in which folks can opt out, which are:

Online, by entering your Opt Out Code at [dynegy.com/optout](https://dynegy.com/optout)

By phone, at 1-833-241-4599

Or by mail, using the enclosed Opt Out Reply Form

The deadline you see on the letter is the last day to opt-out before the beginning of the program. You may still opt-out of this program at any time throughout the contract duration with no fee or penalty. For any questions about Energy Aggregation, I encourage you to first go to [energyalliances.com/stbernard](https://energyalliances.com/stbernard) for the FAQ section included there. For more specific questions, please feel free to contact me at [cmoretan@stbernard-oh.gov](mailto:cmoretan@stbernard-oh.gov) or our contact at Energy Alliances at [ddeters@energyalliances.com](mailto:ddeters@energyalliances.com). Lastly, I would also like to thank all of those involved with putting on our annual Memorial Day Ceremony. The weather took a turn for the better, which coupled with great preparation, made a beautiful event. Thank you, Mr. President, that completes my report.

Service, Mr. Stuchell- The Waste Collection Fee for April 2026 shows that \$25,523.80 was remitted to the Village. As part of the Waste Collection Report for the month of April 2026, the Service Department completed the following:

- Spotted 33 dump trucks at residences.
- Spotted 32 dumpsters at residences.
- 284 special pick-ups for residents.
- Hauled 149.93 tons of garbage to the landfill.
- Hauled 21.86 tons of recyclable material to Rumpke Recycling.
- Recycled 6,320 lbs. of scrap metal.

As a reminder on Saturday, June 6th, from 9:00 am to 2:00 pm, the Village will host a combined Community Shred Day, Electronic Recycling Event, and Hazardous Waste Collection at the Service Department, located at 5230 Vine Street. This free community event for residents provides residents with an opportunity to safely declutter their homes and properly dispose of items that cannot or should not be placed in regular trash collection. Residents attending the event should enter through the northernmost entrance, adjacent to P&G, and proceed through the Service Department route, passing each recycling vendor. We encourage all residents to take advantage of this opportunity to safely and responsibly dispose of materials in an environmentally responsible manner. That concludes my report.

Public Improvements, Mr. Edwards- Thank you, Mr. President, there was no need for a public improvement committee meeting, but I would like to highlight a few things. First, I would like to praise those in the Saint Bernard Ludlow Grove Historical Society whose efforts were the reason 10 veterans now have headstones in their graves and no longer are forgotten. On May 16th, the

beautiful ceremony was held in St. John's Cemetery to honor Private William Bode. He was a soldier in the Civil War and died on May 1st, 1926. It struck me that he waited for his headstone for 100 years and 15 days. What a magnificent effort by those involved. Thank you. I would also like to thank those who planned, and we're involved in our Memorial Day Ceremony. It was a beautiful ceremony worthy of honoring those who gave their lives for their country. A nice crowd of over 100 people attended. Thank you. Lastly, I would like to thank those in our service department who removed an old, raised cement flower bed right behind the memorial. It was well past its prime and needed to go. It had to be a great deal of work, but the result was excellent. Great job. Thank you. Thank you, Mr. President, this concludes my report.

Safety, Ms. Hausfeld- No report.

Laws, Contracts and Claims, Mr. Schildmeyer- Absent

Marketing, Mr. Culbertson- Thanks Mr. President. The first Family Night at the Aquatic Center will take place on Saturday, June 6th, 6:00 PM to 10:00 PM. The next concert in the Pavilion will be on Saturday, June 20th. The band Soul Shadow, a Led Zeppelin Tribute Band, will be performing from 7:00 PM to 10:00 PM. Gates open at 6:00 PM. Don't forget to bring your chair and your favorite beverage and let the rec department grill the food. The next Garden Club meeting will be on Tuesday, June 9th starting at 6:00 PM and will be held in the lower level of City Hall. The next We Thrive meeting will also take place on June 9th. The meeting starts at 7:00 PM in the Municipal Building. That concludes my report.

Business and Industry, Ms. Rytov- Thank you Mr. President. With regards to Synthica, they have confirmed that they've cleaned the digester tank and at this point are currently reviewing operating plans to ensure that they are up to date. That concludes my report. Thank you.

Committee of the Whole, Ms. Stegman- Thank you Mr. President. Minutes were submitted on May 27<sup>th</sup> and I have no communications this evening.

#### RESOLUTION NO. 7 2026

A RESOLUTION AUTHORIZING THE VILLAGE OF ST. BERNARD OHIO TO ENTER INTO A NATURAL GAS AGGREGATION AGREEMENT WITH A NATURAL GAS SUPPLIER RECOMMENDED BY ENERGY ALLIANCES, INC. THE COMMUNITY'S ENERGY AGGREGATION CONSULTANT, FOR THE PROVISION OF COMPETITIVE RETAIL NATURAL GAS AGGREGATION SERVICES AND NATURAL GAS SUPPLY FOR ELIGIBLE CUSTOMERS WITHIN THE VILLAGE LIMITS AND DECLARING AN EMERGENCY

Motion made by Mr. Culbertson, seconded by Mr. Moreton, to suspend with the 2<sup>nd</sup> and 3<sup>rd</sup> reading of Resolution 7 2026. Motion passes 6-0.

Motion made by Mr. Culbertson, seconded by Mr. Moreton, to adopt Resolution 7 2026. Motion passes 6-0.

RESOLUTION NO. 8 2026

A RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SAFETY AND SERVICE TO PREPARE AND SUBMIT AND APPLICATION TO PARTICIPATE IN THE METRO TRANSIT INFRASTRUCTURE FUND PROGRAM(S) AND TO EXECUTE CONTRACTS AS REQUIRED AND DECLARING AN EMERGENCY

Motion made by Mr. Culbertson, seconded by Mr. Moreton, to suspend with the 2<sup>nd</sup> and 3<sup>rd</sup> reading of Resolution 8 2026. Motion passes 6-0.

Motion made by Mr. Culbertson, seconded by Ms. Hausfeld, to adopt Resolution 8 2026. Motion passes 6-0.

RESOLUTION NO. 9 2026

A RESOLUTION REFERRING THE HERITAGE HILL DISTRICT PLAN TO THE ST. BERNARD PLANNING COMMISSION PURSUANT TO SECTION 191.07(A) OF THE CODIFIED ORDINANCES OF THE VILLAGE OF ST. BERNARD AND ACKNOWLEDGING THE VALUABLE CONTRIBUTIONS OF THE HERITAGE HILL DISTRICT PROJECT TASK FORCE AND DECLARING AN EMERGENCY

Motion made by Mr. Culbertson, seconded by Ms. Hausfeld, to suspend with the 2<sup>nd</sup> and 3<sup>rd</sup> reading of Resolution 9 2026. Motion passes 6-0.

Motion made by Mr. Culbertson, seconded by Ms. Hausfeld, to adopt Resolution 9 2026. Motion passes 6-0.

ORDINANCE NO. 16 2026

AN ORDINANCE REPEALLING CHAPTER 1127, HEARING OFFICER, OF THE CODIFIED ORDINANCES OF THE VILLAGE OF ST. BERNARD, OHIO, AND DECLARING AN EMERGENCY

Motion made by Mr. Culbertson, seconded by Mr. Moreton, to suspend with the 3<sup>rd</sup> reading of Ordinance 16 2026. Motion passes 6-0.

Motion made by Mr. Culbertson, seconded by Mr. Moreton, to adopt Ordinance 16 2026. Motion passes 6-0.

ORDINANCE NO. 17 2026

AN ORDINANCE AMENDING CHAPTER 1159, HERITAGE HILL DISTRICT, OF THE CODIFIED ORDINANCES OF THE VILLAGE OF ST. BERNARD, OHIO, AND DECLARING AN EMERGENCY

Motion made by Mr. Culbertson, seconded by Ms. Hausfeld, to suspend with the 3<sup>rd</sup> reading of Ordinance 17 2026. Motion passes 6-0.

Motion made by Mr. Culbertson, seconded by Mr. Moreton, to adopt Ordinance 17 2026. Motion passes 6-0.

#### ORDINANCE NO. 18 2026

#### AN ORDINANCE AMENDING CHAPTER 1335, PROPERTY MAINTENANCE CODE, OF THE CODIFIED ORDINANCES OF THE VILLAGE OF ST. BERNARD, OHIO, AND DECLARING AN EMERGENCY

Motion made by Mr. Culbertson, seconded by Ms. Hausfeld, to suspend with the 3<sup>rd</sup> reading of Ordinance 18 2026. Motion passes 6-0.

Motion made by Mr. Culbertson, seconded by Ms. Hausfeld, to adopt Ordinance 18 2026. Motion passes 6-0.

#### ORDINANCE NO. 19 2026

#### AN ORDINANCE APPROVING THE REZONING OF CERTAIN PROPERTY AND AMENDING THE BUILDING ZONE MAP OF THE VILLAGE OF ST. BERNARD, OHIO, AND DECLARING AN EMERGENCY

Motion made by Mr. Culbertson, seconded by Ms. Hausfeld, to suspend with the 3<sup>rd</sup> reading of Ordinance 19 2026. Motion passes 6-0.

Motion made by Mr. Culbertson, seconded by Ms. Hausfeld, to adopt Ordinance 19 2026. Motion passes 6-0.

#### ORDINANCE NO. 21 2026

#### AN ORDINANCE SUBMITTING TO THE ELECTORS OF ST. BERNARD CERTAIN AMENDMENTS TO THE CHAPTER RELATED TO VILLAGE ADMINISTRATION

Auditor, Ms. Brickweg- Mr. President, can we intervene here? There is an issue with this ordinance. If we could discuss section 3 and how would you like to amend it?

Safety and Service Director, Mr. Wendling- We would need to amend it so that we would not need to do a mailing to every household.

Auditor, Mr. Brickweg- So, section 3 says the mayor is the designee and hereby directed to mail a copy of proposed Charter revisions to each elector. Do we want to propose putting it in the newspaper?

Safety and Service Director, Mr. Wendling- And the village website.

Auditor, Ms. Brickweg- Does this have to pass tonight? Are we on a deadline for the Board of Elections.

Safety and Service Director, Mr. Wendling- We do not want to mess up and there is a benefit to each resident getting this in the mail.

Mayor, Mr. Stuchell- Mr. President, let's just leave it the way it is. We will mail it. We will have someone do the folding and stuffing and be done. It is just a matter of doing it internally like it was previously, which is just too much. We will get someone to do it for us. Just keep it.

Motion made by Mr. Culbertson, seconded by Mr. Stuchell, to suspend with the 3<sup>rd</sup> reading of Ordinance 21 2026. Motion passes 6-0.

Motion made by Mr. Culbertson, seconded by Mr. Edwards, to adopt Ordinance 21 2026. Motion passes 6-0.

#### ORDINANCE NO. 24 2026

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A JOINT AGREEMENT BETWEEN THE BOARD OF COUNTY COMMISSIONERS, HAMILTON COUNTY, OHIO AND THE VILLAGE OF ST. BERNARD, OHIO TO ADMINISTER SMALL EVENT GRANT AWARDED FOR COMMUNITY EVENTS AND DECLARING AN EMERGENCY

Motion made by Mr. Culbertson, seconded by Ms. Hausfeld, to suspend with the 2<sup>nd</sup> and 3<sup>rd</sup> reading of Ordinance 24 2026. Motion passes 6-0.

Motion made by Mr. Culbertson, seconded by Ms. Hausfeld, to adopt Ordinance 24 2026. Motion passes 6-0.

#### ORDINANCE 25 2026

AN ORDINANCE APPROVING THE EDITING AND INCLUSION OF CERTAIN ORDINANCES AS PARTS OF THE VARIOUS COMPONENT CODES OF THE CODIFIED ORDINANCES OF ST. BERNARD, OHIO, REVISING THE TRAFFIC, GENERAL OFFENSES AND FIRE PREVENTION CODES TO COMPLY WITH STATE LAW AND DECLARING AN EMERGENCY

Motion made by Mr. Culbertson, seconded by Ms. Hausfeld, to suspend with the 2<sup>nd</sup> and 3<sup>rd</sup> reading of Ordinance 25 2026. Motion passes 6-0.

Motion made by Mr. Culbertson, seconded by Ms. Hausfeld, to adopt Ordinance 25 2026. Motion passes 6-0.

#### ORDINANCE NO. 27 2026

AUTHORIZING AND DIRECTING THE AUDITOR TO TRANSFER FUNDS AND  
APPROPRIATE ADDITIONAL FUNDS AND DECLARING AN EMERGENCY

Motion made by Mr. Culbertson, seconded by Ms. Hausfeld, to suspend with the 2<sup>nd</sup> and 3<sup>rd</sup> reading of Ordinance 27 2026. Motion passes 6-0.

Motion made by Mr. Culbertson, seconded by Ms. Hausfeld, to adopt Ordinance 27 2026. Motion passes 6-0.

No audience participation.

Motion made by Mr. Culbertson, seconded by Ms. Hausfeld, to excuse the absent member. Motion passes 6-0.

The next Committee of the Whole will be held on Thursday, June 11<sup>th</sup> at 7:00pm in Council Chambers.

Motion made by Mr. Culbertson, seconded by Mr. Moreton, to adjourn the meeting. Motion passes 6-0.

Meeting is adjourned.