



## **Bexley Community Improvement Corporation Meeting Agenda**

**Tuesday, August 17, 2021**

**6:00 PM**

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- 1) Call to Order**
- 2) Roll Call of Members**
- 3) Approval of Minutes**
  - A) Minutes from June 1, 2021 Meeting
  - B) Minutes from May 10, 2021 Meeting
  - C) Minutes from October 6, 2020 Meeting
  - D) Minutes from August 4, 2020 Meeting
- 4) Bexley Square Line of Credit**
- 5) Properties Updates**
  - A)
    - a. Bexley Square Update
      1. Mural project
      2. Pilates Studio grand opening
      3. Trash enclosure
  - B) Cassidy Properties Update
  - C) Ferndale Properties Update
- 6) Finance Report**
- 7) New Business/ Old Business**
- 8) Executive Session**
- 9) Adjourn**



## **Bexley Community Improvement Corporation Meeting Minutes**

**Tuesday, June 1, 2021**

**6:00 PM**

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**1) Call to Order**

**2) Roll Call of Members**

**3) Approval of Minutes**

A) May 10, 2021 Minutes

**4) Bexley Square**

A) Gilbert Group property management introduction

Ashley and Johanna presented and shared they have reviewed expenses and met tenants. Mr. Madison asked that the Gilbert Group not allow the CIC to avoid roof issues. Bids and bank accounts were discussed.

B) Mural update

There was no mural update.

C) Brassica request for soft serve truck

Brassica had asked to host a soft-serve ice cream truck; this is acceptable from the City's perspective but needs approval from the landlord. Mayor Kessler and Mr. Green will discuss with Brassica.

**5) Ferndale Properties Update**

Mr. Green gave an update on the Ferndale properties.

**6) North Cassady properties update**

A) Discussion with The Community Builders regarding OHFA status and future of proposed project

Ms. Boyer from The Community Builders discussed why TCB did not receive funding through the

OHFA, particularly in relation to a local partner and the project density. Ms. Boyer answered questions for committee members.

**7) Finance Update**

A) Balances:  
General  
Bex Square  
Cassady  
Ferndale Mayfield

The balances with First Financial Bank were as follows:

- The General fund has just over \$37,150.
- Bexley Square has \$161,762.
- Cassady has \$3,091
- Ferndale/Mayfield has \$252,125The line of credit with the Ohio State Bank is just over \$426,000.

Ms. McCabe is working with the state auditor on the biannual audit.

**8) Public Comments**

**Larry and Ginny Christopherson, 885 Francis Ave.-** asked about the Ferndale properties; Mr. Green gave an update.

**9) Executive Session**

**Motion to adjourn into Executive Session** for City of Bexley Code 223.03 (b) To consider the purchase of property for public purposes, or for the sale of property at competitive bidding, if premature disclosure of information would give an unfair competitive or bargaining advantage to a person whose personal, private interest is adverse to the general public interest **made by Mr. Brigdon, seconded by Mr. Madison, Vote 13-0 ADJOURNED INTO EXECUTIVE SESSION.**

**Motion to adjourn from Executive Session made by Mayor Kessler, seconded by Mr. Harvey, Vote 13-0 ADJOURNED FROM EXECUTIVE SESSION.**

The next meeting will be July 6, 2021 at 6:00 PM both in-person and on Zoom.

**10) Adjourn**

**Motion to adjourn made by Mr. Harvey, seconded by Mr. Brigdon, Vote 13-0 ADJOURNED.**



## **Bexley Community Improvement Corporation Meeting Minutes**

**Monday, May 10, 2021**

**6:00 PM**

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**1) Call to Order**

**2) Roll Call of Members**

**3) Approval of Minutes**

A) March 2, 2021 Minutes

**Motion to approval by Ms. Lampke, seconded by Mr. Madison. Vote 14-0 APPROVED.**

**4) Bexley Square**

A) Property Management Agreement

Motion to enter into contract with Gilbert Group as manager for Bexley Square, and to authorize the Chair and Andy Madison to further negotiate details of the contract.

**Motion by Mayor Kessler, seconded by Ms. Lampke Vote 14-0 APPROVED.**

B) Mural Proposal

C) Maintenance: roof replacement / repairs & rear wall paint

**5) Ferndale Properties Update**

**6) North Cassady properties update**

A) 420 Maintenance / zoning process

**7) Finance Update**

- A) Balances:  
Bexley General - \$37,150.47  
Bex Square - \$196,940.87  
Cassady - \$3,862.45  
Ferndale Mayfield - \$254,619.56

**8) Public Comments**

Larry Katz and Laurie Scoblionko Katz provided comments in relation to the proposed mixed income housing development

**9) Executive Session**

There was no executive session.

**10) Adjourn**

**Motion for adjournment by Mr. Walker, seconded by Mr. Fishel. Vote 14-0, ADJOURNED.**



## Bexley Community Improvement Corporation

### Meeting Minutes

October 6, 2020 at 6:00 p.m.

1. Roll Call: Marc Fishel, Ben Kessler, Monique Lampke, Jessica Saad, Andy Madison, Troy Markham, Sarah Gold, Itzhak Ben-David, Heidi McCabe, Jeff Walker, Tod Friedman, Dave Bolon
2. Conflict of Interest Policy  
Mr. Green requested members send him a signed version of the policy.
3. Properties Updates:
  - a. Bexley Square Update- Mr. Green had no issues to report. Mr. Kessler had asked Lydia about paint; Mr. Green will follow up.
  - b. Cassidy Property Update- Ms. McCabe described the new agreement with Russo. This is a fairly hands-off property. The big update is that the line of credit will expire in November and they are getting new rates from Hurst Financial. Mr. Friedman suggested getting a quote from both First Financial and Ohio State Bank. Ms. McCabe and Mr. Bolon discussed the status of Russo.
  - c. Ferndale Properties Update
    - i. Demolition timing- Mr. Green discussed a meeting in which environmental issues and demolition were discussed. Mr. Kessler gave an update regarding remediation, disposal of building materials, the timeline, and potential zoning issues.  
  
Mr. Walker and Mr. Green discussed the relation of this property to other properties.  
  
Mr. Madison asked Mr. Kessler if the CIC was going to get the City to secure the building; Mr. Kessler confirmed.
4. Finance Report
  - a. Balances Sheet
    - i. Ferndale- \$295,15.19
    - ii. Bexley Square- \$292,000

- iii. General Checking- \$9,700
- iv. Cassidy- \$3,500

Ms. Saad asked for an update on how Bexley Square businesses are doing.

5. Executive Session

**Motion to adjourn to executive session** pursuant to 223.03(b) to consider the purchase of property for public purposes, or for the sale of property at competitive bidding. If premature disclosure of information would give an unfair competitive or bargaining advantage to public interest **made by Mr. Bolon, seconded by Mr. Madison. Roll call: Mr. Fishel, Ms. Lampke, Mr. Green, Ms. Gold, Mr. Bolon, Mr. Kessler, Mr. Markham, Mr. Madison, Mr. Ben-David, Ms. McCabe, Mr. Walker, Mr. Harvey, Ms. Saad, ADJOURNED INTO EXECUTIVE SESSION.**

**Motion to adjourn from Executive Session made Mr. Harvey, Mr. Fishel, VOTE 13-0 ADJOURNED FROM EXECUTIVE SESSION.**

6. New Business/Old Business

7. Adjourn

**Motion to adjourn made by Mr. Fishel, seconded by Mr. Kessler. All in favor. ADJOURNED.**



## Bexley Community Improvement Corporation

### Meeting Minutes

August 4, 2020 at 6:00 p.m.

1. Roll Call:  
Troy Markham, Marc Fishel, Monique Lampke, Sarah Gold, Jeff Walker, Heidi McCabe, Ben Kessler, Bill Harvey, Jessica Saad, Nate Green  
Others in attendance: Lydia Makofsky
2. Conflict of Interest Policy  
Mr. Green requested that members send him a signed version of the policy.
3. Affordable Housing Working Group  
Ms. Gold discussed a meeting with The Community Builders and their project ideas; Ms. McCabe said there is no formal agreement at this time. There was discussion of who will act as the developer, the funding cycle and scoring, and the project's timeline and objectives.
4. Property Update
  - a. Bexley Square- to be discussed in Executive Session
  - b. Cassady Property- Ms. McCabe gave an update and Mr. Kessler discussed new ideas.
  - c. Ferndale- Mr. Kessler gave an overview of the properties and answered questions.
5. Financial Report
  - a. Ferndale- \$165,000
  - b. Cassady- \$3,500
  - c. Bexley Square- \$270,000
  - d. General Business Checking- \$7,500
6. Executive Session  
**Motion to adjourn into Executive Session for ORC 121.22 G(2) and G(8)** To consider the purchase of property for public purposes, the sale of property at competitive bidding, or the sale or other disposition of unneeded, obsolete, or unfit-for-use property in accordance with section 505.10 of the Revised Code, if premature disclosure of information would give an unfair competitive or bargaining advantage to a person whose personal, private interest is adverse to the general public interest.



**and**

To consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, or to negotiations with other political subdivisions respecting requests for economic development assistance, provided that both of the following conditions apply:

(a) The information is directly related to a request for economic development assistance that is to be provided or administered under any provision of Chapter 715., 725., 1724., or 1728. or

sections 701.07, 3735.67 to 3735.70, 5709.40 to 5709.43, 5709.61 to 5709.69, 5709.73 to 5709.75, or 5709.77 to 5709.81 of the Revised Code, or that involves public infrastructure improvements or the extension of utility services that are directly related to an economic development project.

(b) A unanimous quorum of the public body determines, by a roll call vote, that the executive session is necessary to protect the interests of the applicant or the possible investment or expenditure of public funds to be made in connection with the economic development project.

If a public body holds an executive session to consider any of the matters listed in divisions (G)(2) to (8) of this section, the motion and vote to hold that executive session shall state which one or more of the approved matters listed in those divisions are to be considered at the executive session.

A public body specified in division (B)(1)(c) of this section shall not hold an executive session when meeting for the purposes specified in that division

**made by Mr. Green, seconded by Ms. Lampke, Vote 10-10 ADJOURNED INTO EXECUTIVE SESSION.**

7. Old/New Business

The next meeting is September 1, 2020.

8. Adjourn

**Motion to adjourn made by Ms. Lampke, seconded by Ms. McCabe, Vote 10-0 ADJOURNED.**