



Bexley Community Improvement Corporation Meeting Agenda

Tuesday, February 1, 2022

6:00 PM

- 1) Call to Order**
- 2) Roll Call of Members**
- 3) Review of Meeting Minutes**
 - A) Meeting Minutes from August 17, 2021
 - B) Meeting Minutes from January 4, 2022
- 4) Properties Update**
 - A) Bexley Square
 - i) Roof replacement conversation
 - ii) Bexley Square budget
 - B) Ferndale Properties
 - C) Cassidy Properties
 - i) 420 North Cassidy TCB Update
- 5) Financial Update**
- 6) New Business**
- 7) Public Comments**
- 8) Executive Session**
- 9) Adjourn**
- 10) Election of Officers**



Bexley Community Improvement Corporation Meeting Minutes

Tuesday, August 17, 2021

6:00 PM

1) **Call to Order**

2) **Roll Call of Members**

Roll Call: Marc Fishel, Jeff Walker, Heidi McCabe, Sarah Gold, Nate Green, Ben Kessler, Troy Markham, Tod Friedman, Bill Harvey

3) **Approval of Minutes**

A) Minutes from June 1, 2021 Meeting

Motion to approve made by Mr. Markham, Ms. Gold seconded. All in favor; APPROVED.

B) Minutes from May 10, 2021 Meeting

Motion to approve made by Mr. Harvey, Mr. Fishel seconded. All in favor; APPROVED.

C) Minutes from October 6, 2020 Meeting

Motion to approve made by Mr. Kessler, subject to changing "Hurst Financial" to "First Financial" and rectifying the Ferndale account balance, Mr. Markham seconded. All in favor; APPROVED.

D) Minutes from August 4, 2020 Meeting

Motion to approve made by Mr. Markham, Mr. Walker seconded. All in favor; APPROVED.

4) **Bexley Square Line of Credit**

Ms. McCabe indicated the outstanding balance is \$426,018.79, the monthly interest is \$995 and it matures in February 2023, and the interest rate is 2.75%.

5) **Properties Updates**

A)

a. Bexley Square Update

1. Mural project
2. Pilates Studio grand opening
3. Trash enclosure

Overall, Mr. Green is pleased with the Gilbert Group's management of the property. He and Ms. McCabe described the reconciliation and actions taking place as the result of a fraud incident, and answered questions and listened to comments from Committee members.

Mayor Kessler shared that the Mural Subcommittee approved the concept and Committee members discussed the project.

Mr. Green and Mayor Kessler relayed quotes for roof repairs and/or replacement and Committee members discussed.

The Pilates Studio had their grand opening on August 5th.

Mayor Kessler gave an overview of the trash enclosure. The current proposal is that the City and CIC will take on half the cost of repairs. The City will work on a shared use agreement. There was discussion that the work should be "cammable."

B) Cassidy Properties Update

Committee members discussed how the property is being or will be used.

C) Ferndale Properties Update

Mayor Kessler said the properties are being maintained and the Schneider Park ribbon cutting occurred recently. Mr. Kessler and Mr. Fisher will soon meet with Franklin County Public Health about the site. Mayor Kessler and Mr. Green discussed incoming brownfield funding.

6) Finance Report

Bexley Square: \$225,421

Ferndale/Mayfield: \$248,589

General Checking: \$22,000

Cassady: \$4,334

Ms. McCabe indicated they are working through the State auditing process.

7) New Business/ Old Business

Mr. Kessler addressed social media comments and other Committee members discussed.

Connie Lewis, 663 Euclaire Ave. - Asked about the former gas station on Main and Chelsea; Mr. Kessler gave an update.

8) 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. Harvey, seconded by Mr. Friedman. Roll call: Mr. Harvey, Mr. Friedman, Mr. Markham, Mr. Kessler, Mr. Green, Ms. Gold, Ms. McCabe, Mr. Walker, and Mr. Fishel, ADJOURNED INTO EXECUTIVE SESSION.**

Motion to adjourn from Executive Session made Mr. Fishel, seconded by Mr. Friedman, VOTE 9-0 ADJOURNED FROM EXECUTIVE SESSION.

9) **Adjourn**

Motion to adjourn made Mr. Harvey, seconded Mr. Kessler, VOTE 9-0 ADJOURNED.

The next meeting is September 22 at 6:00 pm; there will not be a meeting in October.



Bexley Community Improvement Corporation Meeting Minutes

Tuesday, January 4, 2022

6:00 PM

1) Call to Order

2) Roll Call of Members

Members Present: Zahi Ben-David, David Bolon, Tom Brigdon, Sarah Gold, Nate Green, Mayor Ben Kessler, City Auditor Matt McPeek, Monique Lampke, Tod Friedman, Heidi McCabe

3) Approval of Minutes

A) Minutes from August 17, 2021 Meeting

The minutes from the most recent meeting will be approved during the February meeting.

Mr. Green and Mayor Kessler discussed the upcoming Committee Retreat; Ayelet Ban-David introduced herself as the executive coach who will be facilitating the retreat.

4) Presentations/Special Guests

A) Ashleigh Vaughn from the Gilbert Group

Ashleigh Vaughn indicated a budget had been compiled which includes roof replacement. She recommended a tear-off replacement instead of an overlay and has received bids. There was discussion among Committee members about options and inspections and with Ms. Vaughn about CAM.

Ms. Vaughn, Mayor Kessler, and Mr. Green discussed the options for concrete and asphalt replacement, as well as snow removal, landscaping, and painting.

The budget will be discussed further at the next meeting.

Mr. Green, Mayor Kessler, and Johannah Becker conversed about the gross rents and budget.

Ms. Vaughn and Mr. Green answered Ms. Lampke's question about the roof being a priority.

Mayor Kessler gave information regarding solar initiatives.

Leases, Covid amendments, roof dimensions, Rumpke services, and Triple Net Reconciliation were discussed.

5) Properties Updates

A) Bexley Square

This was discussed with Ms. Vaughn during her presentation.

B) 420 N. Cassady (LIHTC Application with TCB and other uses for site)

Nicole Boyer Knight introduced herself and gave an overview of the apartment projects' history and next steps, and answered questions.

Ms. Boyer Knight asked to reexecute the land lease and an updated developer agreement with the CIC.

There was discussion regarding a resolution for the Chair to sign a developer agreement and land lease.

6) Finance Report

Bexley Square Account: \$374,214.54

Ferndale Mayfield: \$377,452

Cassady: \$5432

General: \$5270

Ms. McCabe and Mr. Green gave an overview of the state audit process.

7) New Business / Old Business

Mayor Kessler briefly discussed Ferndale/Mayfield.

8) Public Comments

9) Adjourn

Motion to adjourn into Executive Session and then adjourn the meeting by Mr. Brigdon; seconded Mr. Friedman. All in favor.

The meeting was adjourned.