



Bexley Community Improvement Corporation Meeting Minutes

Tuesday, March 1, 2022

6:00 PM

1) Call to Order

The meeting was Called to Order.

2) Roll Call of Members

Members present: Mayor Ben Kessler, Tod Friedman, Matt McPeek, Matt Klingler, Andy Madison, Sarah Gold, Jen Robinson, Beecher Hale, Heidi McCabe, Zahi Ben-David.

3) Approval of Minutes

A) February Meeting Minutes

In the February Meeting Minutes, the Election of Officers discussion will be moved to reflect that it took place before Executive Session.

Motion to approve by Mayor Kessler, second by Mr. Madison; all in favor.

4) Property Updates

A) Bexley Square Shopping Center

i) Bexley Square 2022 Budget

Mr. Green and Ms. McCabe gave an overview of the budget; Committee members discussed.

Motion to approve the Direct Expense portion of the budget by Mr. Friedman, second by Mr. Klingler; all in favor.

There was discussion among Committee members about a permanent, fixed, line of credit and the roof.

B) North Cassady property

i) 458 N Cassady

ii) 420 N Cassady

Mayor Kessler reported the property is open and gave an update.

Ms. McCabe mentioned license and insurance.

Mayor Kessler discussed the length of time the Senior Center will be able to operate in the space, interest rates and fluctuating costs with Ms. Gold, and the proposed timeline of the TCB project.

Mr. Green and Mr. Hale discussed tax exemption.

C) Ferndale property

5) Finance Update

A) Bank account balances:

CIC general account balance:

Bexley Square account balance:

North Cassady account balance:

Ferndale/Mayfield account balance:

CIC line of credit account balance:

CIC General account balance: \$12,949

Bexley Square account balance: \$412,004.09

Ferndale/Mayfield account balance: \$375,229

North Cassady account balance: \$1,557

CIC line of credit account balance: \$426,018

The CIC line of credit account was discussed.

6) Scheduling Strategic Planning Session

There was discussion about holding this on April 29th.

7) Old Business / New Business

Mayor Kessler reported that the former gas station at the corner of Chelsea and Main has paid a portion of its assessment.

8) Public Comments

There were no Public Comments.

9) Executive Session

There was no Executive Session.

10) Adjourn

Motion to adjourn by Mr. Friedman, second by Mr. Klingler; all in favor.