



Bexley Community Improvement Corporation Meeting Minutes

Tuesday, November 1, 2022

5:30 PM

1) Call to Order

The meeting was called to Order by Chairperson Green.

2) Roll Call of Members

Members present: Nate Green, Tom Brigdon, Beecher Hale, Matt McPeek, Tod Friedman, Matt Klingler, Ben Kessler, Monique Lampke, Jen Robinson, Jeff Walker

3) Approval of Minutes

A) Minutes from September 9, 2022 CIC Meeting

The minutes from the September meeting will be reviewed at the next meeting.

4) Review of Properties

A) 420 North Cassady Update

Mayor Kessler reported the Senior Center continues to be active and the timeline for the development is being pushed out. Additionally, new exterior renderings will go before the ARB but it will likely be another year before remodeling begins.

Guidelines for the CIC's relationship and/or involvement with this project have not yet been determined. However, this will be reviewed once the Livingston property rezoning has been determined.

The Bexley Square contract has been done and all tenants are paying rent. Additionally, Chairperson Green stated he believes the roof will be completed next year. He reported the management company is doing better as they are paying all bills and he believes they are doing a great job managing the property. The managing agency will paint the building and Mayor Kessler indicated a plan for fixing a crack in the cement near the dumpsters; painting is part of the budget.

B) 458 North Cassady

Mayor Kessler reported that the office space has been leased but the bottom floor is vacant; to make interest payments, it was supplemented with funds from the Bexley Square Fund. There

was discussion about professionals involved.

5) Unfinished Business

6) New Business

Mayor Kessler discussed the Year of the Parks, including work in Commonwealth and active spaces in other locations, pocket parks, Havenwood Park, and a pedestrian bike bridge at Astor. Mayor Kessler talked about funds, the dog park that is under construction, and landscape enhancements to Jeffrey.

Mayor Kessler addressed Connie Lewis' question about the consideration of a zip line; the installation of which would require additional personnel.

A) Discussion Item: 2023 Financial Plan

Chairperson Green stated the Executive Committee met and discussed the line of credit and interest payments that have been made out of the Bexley Square account, in which there is about \$425,000. The roof repair will be upcoming and can be funded by next year's Bexley Square budget. The executive committee is paying down at least half of the line of credit using Bexley Square funds, to reduce interest payments and to increase the capacity in the line of credit.

When asked about downsides to this, Chairperson Green stated he sees downsides to the line of credit remaining in place; it is currently floating and the CIC will soon start paying more interest. Therefore, it is beneficial to pay down. There are no investment accounts in which a better return can be obtained.

The executive committee will investigate how to proceed in the future, as the line of credit is up for renewal. Chairperson Green stated that when the account was opened, the Ohio State Bank was favorable, despite the CIC's other accounts being held at First Financial Bank. Additionally, pros and cons for each of the two banks were discussed. Chairperson Green and Heidi McCabe (CIC treasurer) will review the options to keep and/or move accounts. Matt McPeck discussed setting an amount to keep as operating funds up and paying down the rest. Chairperson Green mentioned paying down half, but he wants to find out from the Gilbert Group about a minimum to keep in the account.

It was mentioned that \$50,000 in real estate taxes are paid annually but that there is no tax exemption until a valuation has been set. This has happened, and a refiling can happen.

Motion to support Chairperson and Treasurer in paying down the line of credit to the amount they think reasonable made by Matt Klingler, seconded by Tom Brigdon; all in favor.

7) Executive Session To consider the purchase of property (both real and personal, tangible or intangible), or to consider the sale of property (either real or personal) by competitive bid if disclosure of the information would give a competitive advantage to the other side by division (G)(2) of section 121.22 of the Revised Code.

Motion to enter into Executive Session to consider the purchase of property (both real and personal, tangible or intangible) or to consider the sale of property (either real or personal) by competitive bid if disclosure of the information would give a competitive advantage to the other side by division (G)(2) of section 121.22 of the Revised Code by Matt Klingler, second by Monquie

Lampe; all in favor.

Motion to adjourn from Executive Session by Tom Brigdon, second by Ben Kessler; all in favor.

8) Adjourn

Chairperson Green brought up holding meetings every other month instead of monthly, beginning in January and often on the first Tuesday of the month.

Mayor Kessler indicated Chairperson Green, Tom Brigdon, and Mr. Bolon are up for renewal this year.

Motion to adjourn by Jen Robinson, second by Chairperson Green.