



Bexley Community Improvement Corporation Meeting Agenda

Tuesday, November 1, 2022

5:30 PM

- 1) Call to Order**
- 2) Roll Call of Members**
- 3) Approval of Minutes**
 - A) Minutes from September 9, 2022 CIC Meeting
- 4) Review of Properties**
 - A) 420 North Cassady Update
 - B) 458 North Cassady
- 5) Unfinished Business**
- 6) New Business**
 - A) Discussion Item: 2023 Financial Plan
- 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.**
- 8) Adjourn**



Bexley Community Improvement Corporation Meeting Minutes

Tuesday, September 6, 2022

5:30 PM

1) Call to Order

Chairperson Green called the meeting to order.

2) Roll Call of Members

Tod Friedman, Matt Klingler, Matt McPeek, Ben Kessler, Nate Green, Sarah Gold, Sarah McCabe, Zahi Ben-David, Beecher Hale

3) Approval of Minutes

A) Retreat Minutes

Minutes will be approved at the next meeting.

B) August 2, 2022

Minutes will be approved at the next meeting.

4) Property Updates

A) 458 N Cassady

Ms. McCabe indicated that the property was vacant but there will now be a tenant on the second floor; the rental rate is similar to what it had been previously, approximately \$950. However, that is not enough to cover the outstanding loan amount from 420 N Cassady. Ms. McCabe indicated there are options and the ground floor space is still available.

B) 420 N Cassady

Mr. Green indicated that the Senior Center often in use.

Mr. Green said this site is part of the Livingston Ave. project.

Mr. Kessler explained that the project was appealed and the judge overturned the BZAP/City Council decision; the City will be appealing this with a timeline of six months - one year. The decision regarded conditional uses in the Code, and the City feels it necessary to defend the concept of conditional uses. The same principles apply across zoning districts.

Mr. Green said this will impact 420 N Cassady; he hopes to get through the appeals and move

forward.

Mr. McPeck questioned the connectivity of the sites, Ms. Gold explained this is one new, scattered site, development project. Because they are two different locations, they have two different zoning classifications with different approval processes. The CIC is involved in the project as a whole but is more tied to 420 N. Cassady as they are the purchaser of the property. In order for the project to go through, both sites need to be approved.

Mr. Ben-David said the concept is for affordable housing to replace the units acquired on Livingston. Mr. Green stated affordable housing was added to the City's Strategic Plan and this part of the goal.

Mr. Green and Ms. Gold discussed that neither of these sites could be reasonably developed as affordable housing independently. Furthermore, Ms. Gold stated scattered site affordable housing is a very common occurrence.

Mr. Kessler stated the Senios Center is doing well and hopes it can continue to be used when the site is developed, and there will be additional space in the new development.

Mr. Friedman asked about a lease with Bexley Recreation to use the space. Mr. Green said the CIC's liability insurance is covered under the City's umbrella policy, so there is no issue, from that perspective. Mayor Kessler said a license could be issued to outline responsibilities and formalize the relationship. There was discussion about invoices.

5) Finance Updates

A) First Financial

Bexley Square Account: \$426,084.05
Ferndale Mayfield Account: \$373,006.42
Cassady Account: \$8,365.25
General: \$324.02

B) Ohio State Bank

Principal Loan Amount: \$425,747.59
Interest Rate: 5%
Maturity: 2/23

Ms. McCabe is looking to get both accounts at the same institution. There was discussion about paying down the rate but this will be determined based on interest rates.

Mr. Green reminded the Board of the upcoming roof replacement at Bexley Square.

There was discussion about the value, roof financing, and lines of credit.

Mr. Green stated the roof timing is dependent on supply availability and there will be a further conversation about the roof.

Mr. Hale stated the CIC received the State Auditor's award for excellence in financial accounting.

6) Old Business/ New Business

7) Public Comments

Constance Lewis, 663 Euclaire -- Expressed concerned about whether the CIC had given up on the Ferndale properties because there have been 5 properties up for sale since the City purchased and demolished two properties, and also asked if there had been outreach to the owners of the flats near the 458 N Cassady property to inquire about a potential partnership for affordable housing.

Mr. Green stated the CIC has not given up on Ferndale/Mayfield and is actively working on this and speaking with owners in the area. He also stated the CIC may converse with the owners of the flat near 458 N Cassady.

8) Executive Session

Motion to enter into Executive Session by Mr. Klingler, second by Mr. Friedman; all in favor.

Motion to exit from Executive Session by Mr. Friedman, second by Mr. Klingler; all in favor.

9) Adjourn

Move to adjourn by Mr. Kessler, second by Mr. Hale; all in favor.