



Community Improvement Corporation Meeting Minutes Monday, September 11, 2023

1) Call to Order

The meeting was called to order.

2) Roll Call of Members

Members present: Chairperson Nate Green, Sarah Gold, Jen Robinson, Matt McPeek, Stephanie Bosco, Heidi McCabe, Ben Kessler, Monique Lampke, Matt Klingler, Mike Simpson, and Beecher Hale

Others present: Ryan Laing and Jay Devore

3) Special Guests

- a. Ryan Laing of Middle West Spirits–Ryan Laing stated Middle West Spirits was looking for a new site and they have chosen a location along Alum Creek. Mr. Laing shared he is unsure how the CIC can support his endeavors but he is looking for additional partners; his ultimate goal would be to purchase all of the properties nearby the site, tear them down, and establish parks.

The reasons that this area was considered attractive was discussed, as were partnerships.

Committee members discussed the challenges and benefits of developing the area.

Mayor Kessler stated his opinion that he does not believe Bexley has resources to develop this area, but the CIC may be able to act as a Development Director.

Various ideas were mentioned.

Chairperson Green exited the meeting; Ms. McCabe became acting Chairperson.

- b. Jay Devore–Mr. Devore explained he is a real estate developer and has recently entered into contract to buy the apartment buildings at 909 and 925 Mayfield. He said it has been a longtime dream of his to own these properties. He stated he will be investing \$5 million into the project above the purchase price to renovate. He explained his plans to renovate, rent, and add artwork and landscape architecture, and more.

Mayor Kessler stated he wanted the CIC to support Mr. Devore's work.

Mr. Devore answered questions.

4) Review of Minutes

a. May 8, 2023 Minutes

Motion to approve minutes by Mike Simpson, second by Ben Kessler; all in favor.

5) Review of Properties

a. Bexley Square

1. Management Report–It was determined that this would be discussed at the next meeting.
2. Brassica Parking Lot Update–Mayor Kessler stated there were some minor changes in the parking lot.
3. Parking Lot Concepts–Mayor Kessler explained a discussion with parking lot access.

b. Brassica Parking Update

6) Development Cupdate

a. Chelsea/Main Street–Mayor Kessler said the property owners have applied for a grant and the City has begun work on the curb cuts at the site.

b. Trinity Apartment Site–Mayor Kessler gave information about Boards that have preliminarily reviewed site plans and that there would be parking lot considerations.

c. Lucky Lotto Site–Mayor Kessler stated nothing has occurred.

Mayor Kessler said the Land Use Strategy Commission has met several times and that he anticipates the next document from the Land Use Strategy Commission Plan will guide the CIC.

7) LUSC Update

8) Review of Financials

a. August 2023 Financial Statement– Acting Chairperson McCabe stated the balance for the Cassidy property is \$13,122, the Ferndale Mayfield balance is \$354,000, there is a \$189,000 balance in the Bexley Square account due to larger payments, and about \$10,600 in the General Account. These were discussed.

Mr. Simpson exited the meeting.

9) Old Business

There was no old business.

10) New Business

Mayor Kessler discussed parking lot options for Bexley Square.

The CIC's involvement in the Trinity Site development project was discussed, as were configurations and connectivity of the parking lot.

Jim Gross–500 S. Drexel, spoke to the parking lot of the revised Trinity site and a desire to be involved in conversations.

11) Adjourn

Motion for adjournment by Ben Kessler, second by Tod Friedman; all in favor.