Bexley Community Improvement Corporation

Meeting Minutes

June 3, 2025

1. **Roll Call**
    a. Nate Green
    b. Matt Sexton
    c. Kari Martin
    d. Matt Klingler
    e. Ben Kessler
    f. Mike Simpson
    g. Danny Hurely
    h. Matt McPeek
    i. Sarah Gold
    j. Heidi McCabe
    k. Jessica Saad
    l. Sam Marcellino
    m. Tod Friedman

2. **Financial Reports**
    a. Mr. Green reviewed bank account balances and line of credit

    Kessler moved, Sexton seconded, to authorize Treasurer, in consultation with the Chair, to transfer portion of Bexley Square balance to pay down line of credit.

3. **Properties Updates:**
    a. Bexley Square
        i. Occupancy: 100%
        ii. Rent Payment Status:
        iii. Improvements:
            1. Concrete
                a. The group discussed concrete quotes and
            2. Awnings – status of quote
                a. Reviewed Columbus awning quote – we will hone scope and come back to group
            3. Roof leak – over Brassica
                a. Has been patched and they will be back to do a permanent repair.
            4. HVAC unit faulty over VIP unit
                a. Re-affirmed this is a tenant responsibility
    b. 420 North Cassady
        i. Still seeking additional financing; there is no updated timeline
    c. 458 North Cassady

        i. Property and management update
    d. Ferndale Mayfield
    e. 2220 East Livingston
        i. Review Community Contest
    f. 2200 East Main Update
        i. Update about permits, phase approvals, communication from neighbors, weekend work, sidewalk closure

4. **New Business**
    a. Remote meeting policy

5. **Old Business**

6. **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.
    a. **Motion made by Kessler, seconded by McCabe, unanimous voice vote approval. MOTION PASSED.**
    b. **Motion to adjourn from Executive Session made by Simpson, seconded by Friedman; all in favor. MOTION PASSED.**

7. **Adjourn**
    a. **Motion made by Simpson, seconded; all in favor. MOTION PASSED.**