



**Community Improvement Corporation Meeting Minutes  
Monday, April 1, 2024**

**1. Roll Call**

Members present: Heidi McCabe, Megan Meyer, Stephanie Bosco, Danny Hurley, Jeff Walker, Tod Friedman, Matt McPeek, Karrie Martin, Ben Kessler, Jess Saad, Sarah Gold, Sam Marcellino

Others present: Connie Lewis

Acting Chair McCabe mentioned circulated documents, reviewed CAM expenses, and there was a brief discussion of financials.

Mayor Kessler announced that Bill Harvey passed away and called for a moment of silence.

Karrie Martin was introduced.

**2. Meeting Minutes**

- a) December 11, 2023

**Motion to approve Minutes from the December 11, 2023 and January 8, 2024 meetings by Mr. McPeek, second by Ms. Gold; all in favor.**

- b) January 8, 2024

**Motion to approve Minutes from the December 11, 2023 and January 8, 2024 meetings by Mr. McPeek, second by Ms. Gold; all in favor.**

**3. January 2024 Finance Statement**

**4. Bexley Square Property Management Report**

**5. Line of Credit Payment**

## **6. State Audit**

## **7. Nomination of 2024 Executive Committee**

Proposed:

- a. Chair, Nate Green
- b. Vice Chair, Sarah Gold
- c. Secretary, Stephanie Bosco
- d. Treasurer, Karrie Martin (Bexley Finance Director)

**Motion to approve the proposed slate by Mr. Friedman, second by Mr. Simpson; all in favor.**

## **8. Finance Report**

Chairperson McCabe highlighted the state audit process and the four accounts with First Financial:

Bexley Square Account: \$132,000

General Account: \$10,400

Ferndale/Mayfield Account: \$351,000

Cassady Property: \$12,270

She also mentioned the Line of Credit with Ohio State Bank.

Ms. McCabe explained the Cassady account is not for the Senior Center and there was discussion about tenets and improvements.

Members volunteered to form a subcommittee to further investigate how to best use the Cassady space.

The CIC's properties were mentioned and discussed: Bexley Square, 458 N Cassady, 420 N Cassady, two locations at Ferndale/Mayfield, and Giant Eagle land lease.

## **9. New Business**

### **10. Old Business**

There was discussion about filings and utilizing a paralegal.

A centralized email address was discussed.

Ms. Lewis asked about contact with owners on Ferndale; Mayor Kessler and Ms. Meyer explained the most recent meeting with property owners and gave additional information about available monies.

A shared lot agreement was briefly mentioned; Mayor Kessler said the property has received major approvals but still has some conditions to remediate. He shared information about the timeline and transfer of ownership.

### **11. 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.

Motion to adjourn into Executive Session; roll call: Chairperson McCabe–Yes, Ms. Gold–Yes, Mr. Marcellino–Yes, Mr. Simpson–Yes, Ms. Saad–Yes, Mayor Kessler–Yes, Ms. Martin–Yes, Mr. McPeck–Yes, Mr. Friedman–Yes, Mr. Walker–Yes, Mr. Hurley–Yes, Ms. Bosco–Yes.

Ms. Meyer was invited into Executive Session.

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

### **12. Adjourn**

**Motion to adjourn by Mr. Klingler, second by Mayor Kessler, all in favor.**