



## **Community Improvement Corporation Meeting Minutes Monday, May 23, 2024**

### **1. Roll Call**

Members present: Nate Green, Stephanie Bosco, Michael Simpson, Matt McPeek, Mayor Ben Kessler, Matt Klingler, Tod Friedman, Danny Hurley, Karrie Martin  
Sarah Gold, via phone

Others present: Catherine Cunningham, Connie Lewis, Megan Meyer

### **2. Approval of Minutes from April 1, 2024 meeting**

Motion to approve Minutes by Mr. Klingler, second by Mr. Friedman; all in favor.

### **3. Properties Updates**

#### **a. Bexley Square Update**

Mr. Green indicated the property report was included in documents sent to committee members prior to the meeting; he stated things at the property are generally going well and there is one issue to discuss during Executive Session. He indicated that \$150,000 was removed from the account to pay down the line of credit and that the line of credit will continue to be paid down.

#### **b. Continental Trinity Construction Plan (Jason Hockstock, Continental Real Estate)**

Mr. Hockstock discussed the construction logistics plan for the 2200 E Main Street property project including a potential safety concern and Mr. Green stated his belief that it makes sense to close the right out.

Screening, parking, sidewalk closure, proposals to the Tree and Public Gardens Commission, and more were discussed.

Communication and pedestrian access were mentioned.

#### **c. The Community Builders Update, 420 North Cassady**

Ms. Gold stated that the committee's executive leadership has been in touch with TCB and are working to schedule a meeting. She stated TCB has purchased the Livingston property and also noted that the referendum proposed by residents did not receive enough signatures to move forward. She explained TCB is strategizing next steps to tackle the conditional use process. If all goes smoothly, Ms. Gold indicated TCB is looking at a 12 month timeline from submitting their zoning application to beginning construction. She noted they are looking to submit zoning during the summer. She stated there is still much to discuss and there is some movement.

Mr. Green and Ms. Gold discussed engaging legal counsel in the future.

Mayor Kessler explained the referendum on Ordinance 04-24 which established mixed-use commercial zoning designation on Livingston Avenue—including the Ferndale/Mayfield area—and addressed the conditional use criteria. Mr. Klingler gave additional information regarding the history of the ordinance.

#### **4. Finance Report**

- a. CIC Operating Account \$4,447.43**
- b. Ferndale Mayfield Account \$351,191.48**
- c. Bexley Square Account \$174,435.17**
- d. 458 N Cassady Account \$13,124.60**
- e. Ohio State Bank Line of Credit**

**5. 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 and invite Catherine Cunningham and Megan Meyer by Ms. Bosco, second by Mr. Friedman; voice vote: Green–Yes, Bosco–Yes, Simpson–Yes, McPeek–Yes, Kessler–Yes, Klingler–Yes, Friedman–Yes, Hurley–Yes, Martin–Yes.**

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

#### **6. New Business**

There was no new business.

#### **7. Old Business**

There was no old business.

#### **8. Adjourn**

Motion to adjourn by Mr. Klingler.