



Bexley Community Improvement Corporation

Meeting Agenda

September 2, 2025

1. Roll Call

Members: Nate Green, Sarah Gold, Matt Sexton, Matt Klingler, Stephanie Bosco, Mike Simpson, Ben Kessler, Tod Friedman, Jess Saad, Jeff Walker, Danny Hurley, Karrie Martin, Matt McPeck, Sam Marcellino

Others present: Scott Chase (Gilbert Group), Megan Meyer

2. Approval of Minutes from June 3, 2025

Motion to approve Minutes by Tod Friedman, seconded by Stephanie Bosco.

MOTION PASSED.

3. Financial Reports

a. Balances:

- i. Operating Account: \$10,208.35
- ii. Ferndale-Mayfield: \$340,988.47
- iii. Bexley Square: \$324,010.35
- iv. 458 N. Cassady: \$318.53
- v. Line of Credit: \$581,006.41 (7%) \$3,342.77 monthly payment

Mr. Green mentioned the balances, including taxes and further delineating the balances for the properties located on Cassady. He explained things are going better than they were last year and that there is no longer a distribution to the City of Bexley. There was discussion about concrete and awnings as they pertain to capital expenses. Committee members spoke about paying down the line of credit; Mr. Green gave direction about upcoming payments.

Mr. McPeck, Mr. Green, and Mayor Kessler briefly spoke about the banking relationship.

Mayor Kessler indicated the payments to the City have been permanently suspended, but this can be revisited.

4. Properties Updates:

a. Bexley Square

- i. Occupancy: 100%
- ii. Improvements:
 - 1. Concrete
 - 2. Awnings – status of quote

Mr. Chase indicated things are running smoothly; he inquired about weed



removal and spoke about drywall repair at Brassica for \$5,200.

- b. 420 North Cassady
- c. 458 North Cassady

- i. Property and management update

It was determined that this would be discussed during Executive Session.

- d. 2220 East Livingston

- i. Community pitch

It was determined that this would be discussed during Executive Session.

- e. 2200 East Main Update

Mr. Klingler mentioned the crane, his meeting with residents of the Alexander, the front façade, timeline, potential tenants, the number of bedrooms, and more.

5. New Business

Motion to authorize the Chair to execute a LOI with TCB relative to the 420 N Cassady property by Mayor Kessler, seconded by Jess Saad; all in favor. MOTION PASSED.

Mayor Kessler indicated Chairperson Green's and Ms. Bosco's term limits are approaching.

6. Old Business

- 7. 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 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 and to invite Megan Meyer by Mayor Kessler, seconded by Tod Friedman; roll call: Green-Yes, Gold-Yes, Sexton-Yes, Marcelino-Yes, McPeck-Yes, Bosco-Yes, Simpson-Yes, Kessler-Yes, Friedman-Yes, Saad-Yes, Walker-Yes, Hurley-Yes, Martin-Yes. MOTION PASSED.

Motion to adjourn out of Executive Session; first and seconded; all in favor. MOTION PASSED.

8. Adjourn

Motion to adjourn and seconded; all in favor. MOTION PASSED.

