



Bexley Community Improvement Corporation Meeting Minutes

Tuesday, January 4, 2022

6:00 PM

1) Call to Order

2) Roll Call of Members

Members Present: Zahi Ben-David, David Bolon, Tom Brigdon, Sarah Gold, Nate Green, Mayor Ben Kessler, City Auditor Matt McPeck, Monique Lampke, Tod Friedman, Heidi McCabe

3) Approval of Minutes

A) Minutes from August 17, 2021 Meeting

The minutes from the most recent meeting will be approved during the February meeting.

Mr. Green and Mayor Kessler discussed the upcoming Committee Retreat; Ayelet Ban-David introduced herself as the executive coach who will be facilitating the retreat.

4) Presentations/Special Guests

A) Ashleigh Vaughn from the Gilbert Group

Ashleigh Vaughn indicated a budget had been compiled which includes roof replacement. She recommended a tear-off replacement instead of an overlay and has received bids. There was discussion among Committee members about options and inspections and with Ms. Vaughn about CAM.

Ms. Vaughn, Mayor Kessler, and Mr. Green discussed the options for concrete and asphalt replacement, as well as snow removal, landscaping, and painting.

The budget will be discussed further at the next meeting.

Mr. Green, Mayor Kessler, and Johannah Becker conversed about the gross rents and budget.

Ms. Vaughn and Mr. Green answered Ms. Lampke's question about the roof being a priority.

Mayor Kessler gave information regarding solar initiatives.

Leases, Covid amendments, roof dimensions, Rumpke services, and Triple Net Reconciliation were discussed.

5) Properties Updates

A) Bexley Square

This was discussed with Ms. Vaughn during her presentation.

B) 420 N. Cassady (LIHTC Application with TCB and other uses for site)

Nicole Boyer Knight introduced herself and gave an overview of the apartment projects' history and next steps, and answered questions.

Ms. Boyer Knight asked to reexecute the land lease and an updated developer agreement with the CIC.

There was discussion regarding a resolution for the Chair to sign a developer agreement and land lease.

6) Finance Report

Bexley Square Account: \$374,214.54

Ferndale Mayfield: \$377,452

Cassady: \$5432

General: \$5270

Ms. McCabe and Mr. Green gave an overview of the state audit process.

7) New Business / Old Business

Mayor Kessler briefly discussed Ferndale/Mayfield.

8) Public Comments

9) Adjourn

Motion to adjourn into Executive Session and then adjourn the meeting by Mr. Brigdon; seconded Mr. Friedman. All in favor.

The meeting was adjourned.