



## **Bexley Community Improvement Corporation Meeting Agenda**

**Tuesday, September 6, 2022**

**5:30 PM**

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- 1) Call to Order**
- 2) Roll Call of Members**
- 3) Approval of Minutes**
  - A) Retreat Minutes
  - B) August 2, 2022
- 4) Property Updates**
  - A) 458 N Cassady
  - B) 420 N Cassady
- 5) Finance Updates**
  - A) First Financial
  - B) Ohio State Bank
- 6) Old Business/ New Business**
- 7) Public Comments**
- 8) Executive Session**
- 9) Adjourn**



## **Bexley Community Improvement Corporation Meeting Minutes**

**Friday, April 29, 2022**

**1:00 PM**

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**1) Call to Order**

The meeting was Called to Order.

**2) Roll Call of Members**

Roll call: Jeff Walker, Zahi Ben-David, Mayor Kessler, Matt Klinger, Sarah Gold.

**3) Old Business**

A) Bexley Square roof contract and budget

Nate Green discussed bids and there was discussion about the projects.

Motion to approve a replacement roof made by Mr. Friedman, second by Mr. Madison.

Committee members discussed this.

All in favor, the motion passed.

There was a presentation on the 2021 budget.

**4) Welcome and introductions**

Michael Price answered questions about the Senior Center.

**5) CIC Overview, Mission & Objectives**

There was discussion between community members on these items.

**6) Overview of current projects**

**7) City 2011 Land Use Plan overview and CIC role**

Mayor Kessler presented on the Bexley Land Use Strategy.

Ayelet Ben-David facilitated a discussion.

Mayor Kessler shared more information on the Ferndale/ Mayfield area and answered questions from committee members.

**8) Executive Session**

Motion to enter Executive Session for the purpose of discussing properties for economic development purposes for sale and acquisition of properties by Mr. Madison, second; all in favor.

Motion to adjourn from Executive Session, second by Mr. Ben-David; all in favor.

**9) Strategic Planning discussion for 2022-2023**

- A)
  - a.Role of CIC in development projects
  - b.Ferndale/Mayfield
  - c.North Cassady
  - d.Other Areas

Mayor Kessler shared thoughts and there was discussion among Committee members.

**10) Wrap-up**

There was discussion among committee members.

**11) Adjourn**

Motion to adjourn by Mayor Kessler, second; all in favor.

## CIC Meeting

### August 2, 2022



#### **1) Call to Order**

The meeting was Called to Order.

#### **2) Roll Call of Members**

Members present: Ms. Lampke, Ms. Robinson, Mr. Hale, Mr. Green, Mr. Bolon, Mr. Klingler, Mr. McPeek

#### **3) 420 North Cassidy Update and Discussion with The Community Builders**

Mr. Green explained this meeting is to give updates and discuss N Cassidy.

Regarding 420 North Cassidy, Ms. Gold stated TCB won the tax credit award in May and the Livingston property has been under litigation which may impact the project as a whole. She explained that In the coming months, the CIC will work out the legal structure of the residential portion of 420 N Cassidy Ave. property. Furthermore, the Ohio Housing Finance Authority will give Board approval for other additional funding in January. Additionally, the target finance closing is anticipated for late second/early third quarter of 2023. She stated ARB approval is still needed for both sites, that the 420 N Cassidy property is zoned appropriately, and that TCB will be working with the City on the design of the N Cassidy building.

TCB is working on the funding structure, preliminary design of the Senior Center, legal condo structure, and environmental remediation. There is hope to close on financing

mid-2023 and start construction next summer; it is anticipated that there will be one year's worth of construction.

Mr. Green and Ms. Gold answered Board members' questions including information about parking and environmental remediation, a new partner, the potential for a new timeline and construction documents.

Donnie Lewis, 663 Euclaire -- asked each member to consider seniors using potential parking off street.

#### **4) State Audit**

Mr. Green discussed the recent state audits including billing errors.

CIC Operating Account -- \$6,468

Bexley Square Account -- \$407,118

458 N Cassady -- \$7,874

Ferndale/ Mayfield -- \$373,006

Line of Credit -- \$425,769 (outstanding balance) with available credit of \$574,230

Mr. Green discussed the accounts and funds.

Connie Lewis, 663 Euclaire -- Discussed the Infrastructure Development Fund.

#### **5) Bexley Square**

##### **a) Gilbert Group Update**

Mr. Green indicated the Gilbert Group will begin paying bills from Bexley Square and there is a new property manager. A contract has been signed for a roof replacement; construction will occur within the next 6-8 months.

Mr. Green answered Ms. Lampke's question regarding a security breach through Gilbert Group.

##### **b) Roof Replacement**

## **6) Ferndale/Mayfield Update**

It was stated that in the future, letters will be sent to property owners.

## **7) Unfinished Business**

## **8) New Business**

Connie Lewis -- Asked about the relocation of the home located on the Livingston Ave. property.

## **9) Adjourn**

The next meeting will take place September 6, 2022. Motion by Mr. Klinger; all in favor.