



Bexley Community Improvement Corporation Meeting Agenda

Tuesday, September 6, 2022

5:30 PM

- 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

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. McPeck

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.