



Bexley Community Improvement Corporation

December 12, 2015

6:00 p.m., Bexley City Hall

MINUTES

- 1. Roll Call** - Chair Tom Brigdon, Emily Turner, Bill Harvey, Tim Madison, Tod Freidman, Heidi McCabe and Jeff Walker.

Others Present: Don and Connie Lewis, Debbie Maynard

- 2. Approval of Minutes from October 5, 2015** – Motion by Mr. Harvey, Seconded by Mr. Madison – Voice Vote - Approved

- 3. Public Comment discussion**

- a. Setting aside a time for public comment at the CIC. Commission decided to allow residents to speak at meetings after each topic or during “new business” if topic was not listed on the Agenda. It was decided to place this information on the bottom of each Agenda.

- 4. Ferndale/Mayfield Assemblage Update**

- a. ODNR Grant Update- Mayor Kessler provided update on the grant. Acquisition/Pricing Strategy – Ben Kessler
- b. Environmental liability – Heidi McCabe
 - i. Ms. McCabe discussed conclusions reached by the sub-committee in terms of the CIC doing due diligence with the environmental testing Phase II. She said the cost would range between \$6,000 - \$15,000 for core samples to be taken and screened for environmental hazards. The CIC needs to verify no hazardous conditions. We already are aware there is a landfill on the property but we would find out what the EPA advises and learn more about the situation prior to purchasing any properties there. Mr. Madison suggested completing Phase II prior to developing the soccer fields. Mayor Kessler explained we will be adding 8 inches of soil to the soccer fields prior to their use. He thinks waiting for the report would be excessive. Mayor Kessler said he would ask that the CIC resume monthly meetings during this project until the actual strategy is completed.
- c. Discussion among members concerning setting up guidelines or standards prior to negotiations for any properties in this area:

- i. Mayor Kessler said he recently toured a property that did not have the appliances, bathroom fixtures, etc. which would fall far below the previously discussed value of \$60,000. He would like to handle each property on a case by case basis. We could apply some guidelines but thinks the final offer should be on a case by case situation. Others discussed having the price begin at \$60,000 and deducting the repair cost to meet living standards. Mayor Kessler said they are looking into property management companies who could also work as a realtor. Mr. Walker suggested no set price be set. It should depend on the cost of making the property "to code". Mayor Kessler said he thinks the property should be held at a higher standard than just meeting the code. There has been no discussion of Section 8 renters for the facility. Mr. Madison explained the advantages of having a property manager who is also a realtor handle the properties. He added that he would prefer to use Bexley residents.

5. Bexley Square Update

- a. Paint and awning update – Mayor Kessler said he has received a lot of positive comments on the change of paint color. Mayor Kessler said he has not received the final invoice from the painter. The awnings will be going up shortly.
- b. Property ownership split update – Mayor Kessler said the easement draft is not yet completed.

6. Treasurer’s Report –Rachel Kleit (Not Present)

- a. Bexley Square Operating Account
Mayor Kessler explained he does not have access to this account and said Rachel is currently unavailable. He will have his staff get these numbers for the next meeting. Mr. Madison asked about any funds paid out of the checking account balance. Mayor Kessler explained that Continental is handling all of those accounts.

7. Old Business - None

8. New Business- None

9. Closed Session to discuss negotiations

- a. Adjourned into closed session

10. Adjourned into Executive Session at 7:00 p.m.

