



Bexley Community Improvement Corporation

February 1, 2016

6:00 p.m., Bexley City Hall

Meeting Minutes

1. **Roll Call Members** – Tom Brigdon Chair, Bill Harvey, Bill Dorman, Andy Madison, Tod Friedman, Lori Ann Feibel, Dave Bolon, Rachel Kleit, Jeff Walker, Heidi McCabe, Deneese Owen and Mayor Kessler.
2. **Others Present:** Itzhak “Zahi” Ben-David and Mr. and Mrs. Lewis, Debbie Maynard
3. **Approval of Minutes from December 7, 2015** – Motion by Mr. Kessler and seconded by Mr. Harvey to amend minutes to correct Mr. Friedman’s spelling and to add Mayor Kessler to the Minutes. Vote – all in favor. Motion to approve Amended Minutes from 12-7-15 made by Mayor Kessler and seconded by Mr. Harvey. - Approved
4. **Bexley Square Update**
 - a. **Paint, awning, and signage update – Mayor Kessler**
 - i. **Paint** – mostly completed – some punch list items remaining. Discussion regarding tuck pointing and City Hall East Wall.
 - ii. **Awnings** – completed
 - iii. **Tenant signage** – new tenants will be responsible for signage above awning and behind center. Existing tenants – will discuss this in executive session. Mayor Kessler distributed some sample photographs of the proposed signage from VIP Nails. The lettering uses 70% of the store front.
 - iv. **Center signage** – Cost of extruded metal “halo” lit “Bexley Square” ID sign on tower is \$15-\$16k, with cost of rebranding east panel and monument panel at \$3,190. These costs are tenant reimbursable. We will discuss lump sum versus amortized reimbursements of these costs in executive session.
 - b. **Property ownership split update – Mayor Kessler**
 - i. Update on creation of single-purpose entity- The single purpose entity has been created for the lot split where by CIC owns Bexley Square and City Hall has the responsibility of its own building.
 - ii. Review of proposed REA:
 1. Easements:
 - a. Cross ingress/egress for vehicles and pedestrians
 - b. Utility easement to City through rear corridor of Bexley Square
 - c. Storm water easement to City for installation and maintenance of storm water and sanitary sewer lines
 - d. Parking easement – cross parking easement
 - e. Dumpster easement cross-access to dumpster – can be located on either site.
 - f. Signage easement to City:
 - i. Top panel of monument sign
 - ii. “Tower” signage

- iii. East face of building panel sign area
- 2. Construction, maintenance, and repair:
 - a. Cost of common utility lines shall be shared pro-rata based upon acreage
 - b. Snow removal, repaving, striping, parking lot lights and electric and landscaping shared pro-rata
 - c. Dumpster location update - Mayor Kessler explained how the commercial trash dumpsters have been relocated to Trinity Lutheran's parking lot and enclosure. This has freed up two additional parking spaces. These dumpster are emptied twice a week.

Ms. McCabe asked for clarification on the REA and why it was formed. Mayor Kessler explained it was necessary in order for Bexley Square and City Hall to be their own single entities with the lot split. The result is CIC owns Bexley Square and the City owns and has responsibility for the City Hall building.

5. Ferndale/Mayfield Assemblage Update

- a. Phase I & II – have discussed with environmental surveyor and will discuss quotes in executive session
- b. Property management and realtor proposals have been received by several vendors. We will discuss negotiation of property management in exec. session. Discussion was held concerning financing options for a line of credit.

6. Treasurer's Report –Rachel Kleit

- a. Account balances
- b. CIC Operating Account: \$14,267.68 (\$5,000 of this balance is obligated for payment of legal fees).
- c. Bexley Square Operating Account: \$115,536.70
 - 1st Half RE Taxes paid
 - 2nd Half 2015 City service payment of \$60,000 not made in order to wait and see re: new tenant TI requirements. Net this, balance would be \$55,536.70.
 - Ferndale/Mayfield acquisition account: \$130,000

Ms. Kleit said they are currently in the process of adding Mr. Hale to the account in order for the balance to be obtained in the event she is unable to make the meeting. Discussion was held to move forward with the line of credit. Mr. Harvey will check into some different financial institutions. Including PNC, First Bexley Financial and Huntington Bank.

The audit report will be held every three years which is the same schedule used by the City of Bexley. Discussion of finding a tax accountant to work with the Treasurer in the near future was discussed. All members were in agreement. Mayor Kessler said he would ask Mr. Green and Mr. Harvey to provide recommendations of tax accountant who have previous experience working with CIC's.

- 7. **Old Business:** Election of Officers are to be made each year. Mr. Harvey made a Motion to re-elect all current officials. After discussion, Motion was withdrawn. Mayor Kessler made a Motion to retain all current CIC officials until the next meeting. Motion was seconded by Mr. Harvey. Vote – All in Favor – Motion Passed



8. New Business

- a.** Support for a March meeting to focus more directly on Ferndale/Mayfield acquisition. All members agreed and a May 7th Special CIC Meeting was scheduled.
 - b.** Comments from the audience: Mr. Lewis asked for clarification regarding the bid amount and process. Mayor Kessler explained the bid was referencing the “property management” company which would be done prior to any purchase of property. Mrs. Lewis asked if there was a representative from the CIC on the SWMP. Mayor Kessler said Ms. Feibel is the liaison to the SWMP and also a member of the CIC.
- 9. Closed Session to discuss negotiations** – Motion made at 7:01 p.m. by Mr. Brigdon to enter into Closed Session. Motion was seconded by Mr. Friedman. All members in favor. Approved.
- 10. Adjourn** – Meeting adjourned after Closed Session.

