



Bexley Community Improvement Corporation

March 7, 2016

6:00 p.m., Bexley City Hall

Meeting Minutes

- 1. Roll Call Members:** Tom Brigdon, Chair, Dave Bolon, Bill Dorman, , Lori Ann Feibel, , Todd Friedman, Bill Harvey, Itzhak "Zahi" Ben-David, Rachel Kleit, Andy Madison, Heidi McCabe and Deneese Owen.

Others Present: Don and Connie Lewis, Debbie Maynard

- 2. Approval of Minutes from February 1, 2016** – Motion made Ms. Kleit, seconded by Ms. Feibel - **Approved**

3. Bexley Square Update

a. Leasing Update

- i. Orange Theory, Bexley Urgent Care leases are executed – This tenant is planning on accepting possession in June, 2016.
 1. TI and leasing payment schedule – The TI is due when the tenants actually open for business.
 2. Financing update – The deadline for financing is June, 2016. Update on the Urgent Care provided by Mayor Kessler. Edward Jones will be moving to the old VIP space in Bexley.

- b. Property ownership split update** – Mayor Kessler said he spoke with Danny Kayne and there are no impediments.

c. Parking lot update

- i. Timing – Contractors will be starting in a couple of weeks. It may be one month for completion. Mr. Dorman explained the curb cuts will be widened and they will make space for the island. The storm catch basins will also be connected to the sewer.
- ii. Cost allocation – A report was distributed with the figures and listing the leases.

4. Ferndale/Mayfield Assemblage Update

- a.** Environmental study update – Mayor Kessler provided an update on the current environmental studies.

5. Treasurer's Report –Rachel Kleit

- a. Account balances
 - i. CIC Operating Account: \$18,393
 - ii. Bexley Square Operating Account: \$94,254
1. Outstanding obligations:
 - a. Orange Theory TI Max: \$101,975 (Incl. \$35k for LL work reimbursement)

- b. Urgent Care TI Max: \$18,000
- c. Orange Theory Leasing Commissions: \$45,195
- d. Urgent Care Leasing Commissions: \$27,333 (\$27,333 already paid)
- iii. Ferndale/Mayfield acquisition account: \$130,000
- b. CIC Budget and Bexley Square Budget– Mr. Harvey said research should be done to see if these funds will require the same stipulations as the City funds wherein any amounts over the FIC amount must be additionally insured. Ms. McCabe said she does have a budget and will provide that to everyone by email. Mr. Brigdon said he will need to order the heating and air conditioning systems.

6. Election of Officers for 2016-

- a. Mayor Kessler moved to amend the Code of Regulations to create an executive board position for immediate past president. Mr. Harvey seconded the motion – **Approved**
- b. Members expressed their thankfulness to Mr. Brigdon for serving as Chair of the CIC.
- c. Nomination and motion made by Mr. Madison for Mr. Friedman to serve as Chair. Motion was seconded by Mr. Brigdon. All in favor – **Approved**
- d. Nomination and motion made by Mr. Brigdon for Mr. Madison to serve as Vice-Chair. Motion seconded by Mr. Bolon. All in favor – **Approved**
- e. Nomination and motion made by Mr. Kessler to appoint Itzhak “Zahi” Ben-David as Secretary for the CIC. Motion seconded by Mr. Madison. All in favor – **Approved**
- f. Nomination and motion made to re-appoint Ms. Kleit as Treasurer by Mr. Brigdon. Motion was seconded by Mr. Bolon. All in favor – **Approved**

7. Old Business –

- a. Mayor Kessler provided an update on the gas station at Cassady. He said Mr. Ed Friedman purchased the property and is working with the EPA Assessment Grant. Mayor Kessler said there was an application which is due in April for additional grants and it looks hopeful there may be up to \$500,000 to clean up remove the tanks and add new fill. He said the new owner would like to build a restaurant on that location.
- b. Mr. Madison asked about the old “Clark” gas station on Main Street. Mayor Kessler said that property is currently tied up in Probate Court. The City is assessing the property.

8. New Business

- a. Discussion of alternate ways of financing CIC goals – Zahi Ben-David – Mr. Ben-David discussed some options for the CIC to raise revenue for the CIC.

9. Closed Session to discuss negotiations – Motion was made by Ms. McCabe to enter Closed Session for future discussions. Motion was seconded by Mr. Harvey.

10. Adjourned

