



Bexley Community Improvement Corporation

April 4, 2016

6:00 p.m., Bexley City Hall

Meeting Agenda

1. **Roll Call:** Tod Friedman Chair, Mayor Kessler, Itzhak "Zahi" Ben-David, Tom Brigdon, Bill Dorman, Lori Ann Feibel, , Steve Keyes, Andy Madison, Heidi McCabe, Deneese Owen, Jeff Walker.
2. **Others Present:** Don and Connie Lewis, Debbie Maynard
3. **Approval of Minutes from March 7, 2016** – Motion made by Mr. Brigdon. Motion seconded by Mr. Keyes. Approved
4. **Workshop – Brainstorm and Prioritize CIC Projects – Tod Friedman**
 - a. Mayor Kessler provided copies of Bexley CIC Mission Statement and Land Use Strategy Plan.
 - b. Topics to consider: Discussion of various locations in and surrounding the area of Bexley.

Mayor Kessler said there is a Southwest Bexley CRA designed currently for residential properties. There currently is no TIF for Livingston but he has been working with the school system to discuss this matter should a project arise that would warrant the creation of a TIF.

Mr. Walker asked if the focus should be on continuing to make Main Street the "core" or should the focus be on targeted weak spots.

Mr. Ben-David suggested researching other communities that have a thriving, walk able neighborhood. He said the same economic principles that work for another area would also work for Bexley. Mr. Friedman said he agreed with the concept of comparing the "characteristics" of a Hometown, USA and perhaps develop a Master Plan.

Ms. Feibel voiced her concerns over the "fringes and boundaries" of Bexley. She would like to see if Bexley could help or offer assistance with a plan to improve economic development in these areas.

Mr. Walker agreed with Mayor Kessler that Cassady & Fifth are areas that could be improved. Mr. Madison stated he would like to focus on what is going on "inside" Bexley before working on the "outside" of Bexley.

Mayor Kessler said parking would have to be a consideration before expanding Main Street development in certain areas. Mr. Keyes said he would like to focus on an area that provides the most amount of success as possible. Mr. Walker said Cassidy Avenue does not have a very good "synergy". It feels a little sleepy. He asked how they could help with bringing more local businesses to the area. Mayor Kessler said the grant for funding to work on the abandoned gas station has been submitted. He said there is a new neighborhood group that has been formed in this area called the "Cassady Collective". This is a group of local business owners. Mayor Kessler suggested inviting Mr. Friedman (owner of the former Sunoco station) and the Cassady Collective members to a future CIC meeting.

Mr. Keyes asked what tools are available for this plan. He asked if the City was planning on buying property; providing loans; or offering good criteria toward a facade improvement grant. Mayor Kessler said façade grants are available based on available budget.

Mr. Lewis said he would suggest working east of Johnson’s Ice Cream because the development trickles off after Gould. Mayor Kessler said the gas station on Main Street is currently being assessed \$2,000 a month due to petroleum contamination. This assessment is being charged by the City. Mayor Kessler said an EPA grant is only beneficial if the property owner is willing to work with you.

Mr. Walker thinks the focus should be on Cassady. Mr. Ben-David said he would like to see more businesses that encourages local gathering spots.

Mr. Lewis approached the CIC by stating he had concerns with potential repercussions against business owners who have an “under achieving” business. The CIC members said he misunderstood the concept. They want to help businesses improve their property and the surrounding neighborhood. Mayor Kessler explained an example would be the Dairy Mart which is no longer a permissible use in Bexley but was “grandfathered” at the time the zoning requirements changed.

Mrs. Lewis approached the CIC and said she thinks is a good idea for them to invite Mr. Friedman and the Cassady Collective members to the next CIC meeting.

- c. Final priorities were set as follows:
 - i. Cassady Avenue and fringe areas;
 - ii. Ferndale/Mayfield areas;
 - iii. Livingston Road area.
 - iv. East of Johnson’s Ice Cream i.e. Clark Station

Other notes made on the board included checking the legality of outside expenditures. Using Main Street to drive the core and creating a needs analysis report. Discussion of the Trinity apartments site.

5. Bexley Square Update

- a. Leasing/Center Update – Tom Brigdon
Mayor Kessler said despite rumors to the contrary, COSI is saying they will remain in the Columbus market. The VIP Nails Salon is now open. Orange Theory is currently working on their restoration. Mayor Kessler said the urgent care did sign the lease. Mr. Madison asked if the leases needed to be recorded. Mr. Friedman said he does not believe it does legally have to be recorded but would need to be provided as part of a Public Request for Records.
- b. Financing Update – Tom Brigdon – Most of this area needs discussed in closed session. He said they did contact Sue Schnitz, Perfect Balance CPA firm. Mayor Kessler referred her to Rachel Kleit.
- c. Parking lot update – Bill Dorman – Mr. Dorman said the storm and drain work has been completed. Unfortunately, the weather is not being very helpful. He hopes to have this project complete within the next three (3) weeks.

6. Treasurer’s Report – Ben Kessler (Rachel Kleit is away)

- a. Account balances
 - i. CIC Operating Account: \$14,184.33



- ii. Bexley Square Operating Account: \$92,710.64
- iii. Ferndale/Mayfield acquisition account: \$130,000

7. Old Business

8. New Business

- a. Mayor Kessler announced Nate Green has resigned from the Board of the Bexley CIC. He has been very helpful in all steps of the Committee. He has done a wonderful job but due to his work demands and responsibilities, he felt he needed to resign.
- 9. Closed Session to discuss negotiations – Mr. Keyes made a motion to go into Closed Session. Motion was seconded by Mr. Madison - Voice Vote All in favor**

Members entered Closed Session

Adjourned

