



## Bexley Community Improvement Corporation

May 2, 2016

6:00 p.m., Bexley City Hall

### Meeting Minutes

1. **Roll Call** – Tod Friedman Chair, Mayor Kessler, Itzhak “Zahi” Ben-David, Lori Ann Feibel, Deneese Owen and Jeff Walker
2. **Guests:** Ed Friedman, owner of the former Sunoco Station, Sam Harsh, Anna Sokol from Arts with Annerose from Bexley Natural Market.
3. **Others Present:** Don and Connie Lewis, Debbie Maynard.
4. **Approval of Minutes from April, 2016 – To be voted on at next meeting.**
5. **Cassady Avenue Workshop**
  - a. Ed Friedman, former Sunoco station owner – Mr. Ed Friedman was excited to learn he was awarded the \$500,000 grant to help with the expense of cleaning up the contaminated soil. The majority of the contamination is located in the front toward Ruhl. Our steps in this project will be:
    1. Dig up the contaminated soil.
    2. Restore the parking lot asphalt and striping.
    3. Footprint will remain the same but upgrade the exterior.
    4. Landscape and esthetic improvements.
    5. Ideally lease to a restaurant or food service, bakery, etc.

Mr. Tod Friedman asked what some of the challenges are for this project. Ed the biggest challenge will be the fact that the building has been vacant and dilapidated for such a long period of time. Mr. Harsh said 90% of the neighbors are interested in an eatery. Ed said he does plan on developing a rendering to be posted at the site in order for potential businesses to be able to visualize what the building will look like upon completion. Mayor Kessler said the property definitely has potential for a nice patio.

Discussion was held concerning the possibility of obtaining a liquor license for the future business. Discussion was held among members concerning the use of street parking in order to further the usage of the space. Mayor Kessler said the City does offer a grant for façade improvements which is a 35% match with the expenses by the owner. The City also can offer tax abatement options for improvements.

- b. Cassidy area business owners: Annerose and Anna Sokol discussed some of the challenges for the businesses in the area. Ms. Sokol said they have formed a group, "Cassidy Collective" formed by the business owners. She said they have added some flower pots, banners and block parties to help the area. The groups goal is to make this area a "destination area" similar to the Short North. Mr. Walker discussed the street in Nashville off of Broadway (5<sup>th</sup> Avenue) which has lights throughout the trees which helps soften the look of the area and encourage pedestrian traffic. Mr. Ben-David said he could picture events being held similar to the "Moonlight Market" which is held twice a month. This event includes food trucks, music and artisan vendors to increase traffic flow to the area. Ms. Sokol said Mr. Robert Duffy is the owner of her building so she is limited as to what changes can be made.

After observing the area on the screen, it was noted that there are three residential buildings which break up the flow of the commercial locations. Mike McKinney is the owner of the residential property.

Annerose said the next block party for their area will be held on June 12<sup>th</sup>. The committee suggested adding a food truck or attraction to the old Sunoco Station in order to encourage individuals to walk to the location.

Mr. Tod Friedman thanked the business owners for attending and said they hope they will return to continue the conversation. Ms. Lewis commented that she would like to see landscaping from one sign to the other. Mr. Walker said the use of the old Sunoco Building will be the key. He would like to see some benches and paver paths installed.

## 6. Bexley Square Update

- a. Leasing/Center Update – Tom Brigdon – **To be discussed at next meeting.**
- b. Financing Update – Tom Brigdon
- c. Parking lot update – Bill Dorman

## 7. 2016 Budget Adoption

- a. Bexley Square Budget – Mayor Kessler distributed the budget prior to the meeting.
- b. 2016 BCIC Budget – Operating budget received some questions. Mayor Kessler said this will be discussed at the next meeting.

## 8. Treasurer's Report – Ben Kessler (Rachel Kleit is away)

- a. Account balances
  - i. CIC Operating Account: \$22,475.96 (includes \$12,500,01 owed to the City for ground lease)
  - ii. Bexley Square Operating Account: \$107,096
  - iii. Ferndale/Mayfield acquisition account: \$130,000
- b. 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 (\$22,597.5 paid on )
      - d. Urgent Care Leasing Commissions: \$27,333 (\$27,333 already paid)



- c. Ferndale/Mayfield acquisition account: \$130,000 – Mayor Kessler updated the committee on the status of the analysis of the fields. He said the engineering company is currently engaged in the detailed analysis of the soil. The progress is dependent on the results of the samples. We have received a grant for \$81,000 from the Bexley Community Foundation along with the \$80,000 grant from the ODNR.

Mayor Kessler said Orange Theory will be opening in August, 2016. The Urgent Care will be opening by the end of the year.

**9. Old Business - None**

**10. New Business - None**

**11. Closed Session to discuss negotiations** – Committee adjourned into closed session at 7:20 p.m. No vote was taken.

**12. Adjourned**

