

memo

Cedar Fairmount Special Improvement District

To: City of Cleveland Heights

From: Myra Orenstein

Date: December 15, 2022

Re: 2022 Recap of Accomplishment and Events

Comments: Cedar Fairmount Special Improvement District took innovative steps in 2022 with its decision to move forward with the expansion into abutting residential areas.

These efforts were extensive and began at the close of 2021 with increasingly greater focus, planning and activity in 2022.

Restaurants-All restaurants in the SID altered their models based on dining habit changes evidenced post-Covid.

Restaurants combined assets from dine-in and carryout this year. Patio openings brought high numbers to the District not only on weekends but also during weeknights and lunch periods (for those who opened).

Nighttown's renovations were in full swing but as of yearend were not near completion. The restaurant has made significant improvements including but not limited to introducing an HVAC system, new ADA-compliant bathrooms, a totally recreated kitchen; new prep, bar and waiter facilities on patios; new entryways, new offices and more. The projected opening date is not available at this time.

Chipotle increased traffic in the District both literally and figuratively. More people ordered carryout from the restaurant resulting in traffic tie-ups, primarily in the evening hours. The City, Chipotle and the SID have been involved in conversations about how to remedy this situation.

The BW3 franchise was sold to a larger franchisee.

Parklets-The City of Cleveland Heights created guidelines for parklets. Based on the information provided Parnell's opted to not move forward with a parklet this year.

Top of the Hill-While Flaherty & Collins had anticipated having the complex open by Fall, 2022, the rollout for leasing proved to be slower than anticipated.

Supply chain shortages and other issues resulted in the openings of only the low-rise buildings.

With dormitory shortages happening due to the creation of new dorms at Case Western Reserve University, some Ascent apartments were leased in lieu of dorms.

Flaherty & Collins tabled its involvement in the SID until revenues are generated by The Ascent.

SummerFEST-Cuyahoga County Arts and Culture allotted a \$4,000 match grant to the SID. While this marked a reduction in the previous years' allotments (\$5,000), it was significant in that many

organizations did not receive any funding in 2022. CAC, in fact, cut back. Building owners stepped up to the plate providing some of the necessary funds to meet grant match requirements.

Two concerts per month were planned with local bands scheduled to appear on the Lot on Grandview.

While the aesthetics were better, the attendance was not. The final concerts of the season returned to the lot adjacent to Nighttown where the number of attendees picked up considerably.

Conversations are in the works with Flaherty & Collins about possibly moving the concerts to Top of the Hill in 2023.

Landscaping and Snow Removal-The SID continues to work with Deluxe Landscaping for both snow removal/ice melt and landscaping. Based on the success of providing ice melt to the merchants in 2021, it was again delivered this year. Bags were purchased at a severely reduced rate through a local retailer.

Parking Garage-The SID has expressed concerns about the current state of the parking garage to the Mayor, City Council and others. Nothing has been done to improve the facility, which is deteriorating at a rapid rate.

Sale of the Alcazar-The Alcazar was sold at the end of Summer 2022. The new owner is enthusiastic about collaborating with the SID.

Expansion of the Cedar Fairmount SID-Paperwork confirming the 60 percent frontage commitment required for the SID's renewal was delivered to Cleveland Heights City Hall in Spring 2022.

It was later learned that not only was this paperwork required, but the SID was also required to file new Articles of Incorporation and Bylaws with the State of Ohio because of the expansion.

Upon learning of these requirements, the SID acquired the services of Brad Bryant, Attorney-at-Law, who assisted with filings.

Considerable amounts of collaboration, passage of approvals (at each step) and ongoing conversations with residential building owners took place over the months that followed.

The SID's expanded footprint was altered numerous times to create a workable neighborhood. The final iteration includes the following:

- Cedar Road from Chase Bank to one block past Luna Bakery & Café on Fairmount
- Cedar Road from Nighttown to BW3 in the Commercial District
- 12463, 67, 71 and 79 Cedar Road (residential)
- The westside of Surrey Road including 2096, 2100, 2106, 2110, 2116, 2126 and 2130
- Both the east and west sides of Lennox
- Euclid Heights Boulevard addresses 2378, 2384 and 2412 (not including the City of Cleveland Heights parking lot)

Because the building located at 2116 is comprised of five condominium units, extensive research was required involving the State's policies. While awaiting a determination from the State, the SID agreed to rebate the condominium owners the difference between one-fifth the average allocation of all Surrey residential buildings and what would have been their individual SID allotments. (The State ultimately confirmed that this was an appropriate model.)

The SID submitted all necessary paperwork to the City's Law Department in a timely fashion. It was then submitted to Cuyahoga County in time to meet its September 13, 2022 deadline.

The expanded Cedar Fairmount Special Improvement District will be recognized effective January 1, 2023.

City of Cleveland Heights Loan to the SID-The City of Cleveland Heights granted the Cedar Fairmount SID a \$35,000 Economic Development Loan in 2021 with payments commencing in January 2022. Per the agreement, the SID has paid \$4,182.50 towards its repayment as of yearend 2022.

Cedar Fairmount SID Audit-As is required by law, Cedar Fairmount underwent a biannual audit commissioning CPA Firm Hlavaty & Associates to assist with its completion.

SID/BID Consortium-Myra Orenstein, Acting Executive Director of the SID, continued to maintain contact and attend meetings with this group of primarily Cleveland-based BID Executive Directors.

Future Efforts:-Plans for 2023 include but are not limited to:

- Strategy sessions with all commercial and residential building owners in January 2023
- Submitting a grant application to the Northeast Ohio Regional Sewer District to introduce dog poop stations
- Conversations with Flaherty & Collins about a contribution to the SID and its planned involvement with events and more
- Opportunities for partnerships with vendors who would provide additional funding for events/promotions
- Creation of an expanded SummerFEST
 - Investigation into hiring a student intern to monitor the events
- Potential for increased collaborations with the other SIDs for SID-wide programming