



Cedar Fairmount SID Meeting January 12, 2021

In attendance:

Sal A. Russo
Vince Pangle
Lee Cavender
Rex Beck
Brendan Ring
Mary Dunbar
Tim Boland
Brian Anderson
Douglas Katz
Lute Quintrell
William Sticklely
Tawny Ratner

The meeting was called to order at 9:35 a.m. by Sal A. Russo, Vice President. Brendan Ring resigned from his position as Treasurer.

The 2021 Slate of Officers was presented:

Sal Russo, Sr.-President
Sal A. Russo-Vice President
Lee Cavender-Secretary
Vince Pangle, Treasurer

Sal asked for a motion to approve the slate. Rex Beck made the motion. Vince Pangle seconded. The slate was approved as presented.

The minutes from the November 10, 2020 meeting were presented. Mary Dunbar made a motion to approve. Vince seconded. The minutes were approved as read.

Tom Hlavaty, CPA presented the financials. He explained that moving forward the SID either needs to cut operating expenses or solicit donors or other financial means. The SID's revenue showed a 10% decline for 2021 which, he explained, was due to lack of sponsorships for the summer festival. Vince asked that Myra initiate an introduction for him with Flaherty & Collins so that he may discuss donations with them.

Sal suggested that Myra reach out to CWRU, The Cleveland Clinic and UH about becoming sponsors of the SID.

Vince asked if there were garden clubs available to handle the landscaping to cut costs. Myra is contacting Jan Kious to find out what, if anything, is available in Cleveland Heights.

The treasurer's report was approved by Mary, Rex, Vince and Sal.

Old Business

Mary Dunbar said that because of the pandemic, there was nothing new to report from the Recycling and Refuse Committee. The committee has a list of items to be studied the outcome of which will be reported to Susanna Niermann-O'Neal. Tim Boland is investigating where things stand with recycling.

Mary also reported that there is sign-up available on the city's website for COVID-19 vaccines. This is linked with the County's page.

Top of the Hill-Brendan reported that stairways are being poured over the next couple of months.

Cleveland Construction is asking Flaherty & Collins if its workers may park in the garage. At present there are 70 construction workers on site but by mid-April-May, there will be 150 on site. They need approval in order to park there.

The parking lot adjacent to Nighttown will be removed as of March.

He reported that three retailers have contacted him recently about leasing space there. There is limited retail availability in the complex with only 14,000 square feet of allocated.

Snowplowing-Lee Cavender said he contacted Susanna about having the trucks slow down on Cedar. He said the issues in front of his building have been ongoing for several years.

Lute Quintrell said the current state of the sidewalks during snow is "unacceptable" and that they are in the worst condition he's seen. He added that it's necessary that passage be made available for the tenants of the building as well as the retail customers for safety and liability reasons. He requested that the SID cover costs for shoveling paths to the curb. He requested that Deluxe handle this and improve its service.

Mary said that this may be the new normal as Lake Erie is at its highest level in recorded history. The SID members requested that Myra Orenstein obtain a quote for the additional shoveling.

Obtaining Frontage Information from the City-Brian Anderson is sending information to Myra.

Holiday Marketing Program-Myra is going to ask participants in the holiday campaign about the success/lack thereof of the secret word promotion.

New Business

Chipotle-Brendan said it should be open by March based on conditions for laying asphalt. The new concept will be called Chipotlane. It will be a drive-through at which customers will pay on an app, no cash will be accepted. Transactions will be timed at 12 seconds/order. The restaurant

will have a patio facing Starbucks that will accommodate four-four tops. There will be seating for 36 inside. The restaurant will have a beer license.

Doug Katz expressed concerns about traffic at Lenox and Cedar specifically in terms of wait times and the lines generated therein.

Brendan said that the restaurant isn't anticipating having more than five cars there at any time. The restaurant will be open from 10:00 a.m.-10:00 p.m.

Although a No Left Turn sign currently exists on the entry from Lenox to Cedar, Brendan acknowledged that it goes unnoticed. Tim is checking with the city to find out what can be done to make it more obvious.

Mary said a traffic study is underway and that she will be in touch with Planning.

Nighttown-Brendan reported that his property was sold to a group of Israeli investors who own other properties in Cleveland. They are planning to keep private events and Melissa. He is not sure about the status of retaining music. The new owners are making a large investment in improvements and will make the apartments more upscale. They plan to re-open July 1.

While they are finalizing negotiations with a local chef, nothing has been confirmed.

Myra added that they are transforming the current apartments with renovations made to the bathrooms and kitchens. She said they are familiar with the workings of a SID and are excited about becoming a part of Cedar Fairmount.

Lee Chilcothe complimented Brendan for "the tremendous way he handled the sale of his property and this difficult transition." He thanked him for dealings on the SID's behalf regarding both Top of the Hill and ensuring the new owners retain the flavor of Nighttown.

Rex thanked Brendan for being a "force in the community" as well as for his involvement with Top of the Hill. "You will be missed," he said.

Lee added that Brendan will be missed by the group.

Water Main Breaks-Sal said there's a history of issues with the 100-year-old lines and that they are in much-need of replacement. He believes that over a 10-year period, his building alone has incurred \$150K in repairs because of water in the basement, etc. Mary said Cleveland Water has a "modest budget" to address county-wide issues. She will bring up the problem with the city.

In closing, both Lute and Vince thanked Brendan for his service and for his contributions to the SID.

Sal asked for a motion to adjourn the meeting. Lee made a motion to adjourn. Vince seconded. The meeting was adjourned at 11:15 a.m.