



## Cedar Fairmount Special Improvement District

Meeting May 4, 2021

In attendance:

Brian Anderson  
Eric Zamft  
James Asimes  
Mary Trupo  
Melissa Hart  
Rex Beck  
Salvatore Russo  
Vince Pangle  
Tim Boland  
Myra Orenstein

The meeting was called to order by Sal Russo at 9:03 a.m.

A motion was made by Vince Pangle to approve the minutes as written. Brian Anderson seconded. Minutes were approved as read.

The Treasurer's Report was reviewed by Myra Orenstein. A request was made by Sal Russo to veer away from the agenda and take the time to discuss the SID's budgetary shortfall.

Tim Boland said that both the City Manager and City Council are aware of the situation. Vince suggested evaluating the upcoming payables and schedule payments out to best work with the shortage. This would give the SID time to plan for next year's finances.

Myra reviewed the 2020 vs. 2021 budgetary comparisons explaining that the SID was underbudgeted and that no allowance was made for vendor and other annual cost increases. She added that an additional \$1500 in donations was received this week. Sal suggested revisiting the neighborhood supporters as well as Dave's Market for donations. Vince suggested having a donation area at the information booth during summer programming.

The board reviewed the snowplowing proposals from Keep Right Landscaping and GACOBAs General Contracting. While it agreed that GACOBAs pricing was more in line with what would be feasible, it opted to table making a decision until the next meeting. Vince said he supplies his tenants with a bag of salt each season. The board thought that was a good idea and will discuss it at the next meeting.

Sal made a motion to approve the Treasurer's Report. Vince seconded.

The board discussed the possibility of expanding the boundaries of the SID. Sal explained that Lew Zipkin, a local property owner, was one of the only owners of the adjacent apartments who was enthusiastically supporting the 'larger' SID in the past.

Myra revealed that she had spoken with Lew who remains positive. Two other property owners were skeptical but open to conversation. Deron Kintner of Flaherty & Collins had also spoken with Myra and seemed positive about the possibility of Ascent joining the SID post-construction.

James Asimes said that the majority of the apartment buildings had recently been for sale and that new owners might be more open to joining the SID. Sal added that the Alcazar was previously owned by the Christian Science Church (not interested in joining the SID) but now is owned by Montlack Realty.

A decision was to invite the area's residential property owners and Deron Kintner to a SID meeting to further this conversation and educate them as to the reasons why the SID is beneficial. Vince volunteered to meet with Deron in Indianapolis, if that worked better for him.

The board requested that Myra send a letter to City Council requesting its approval to invite Flaherty & Collins into the SID. The board was in unanimous agreement that conversations and movement to increase the boundaries of the SID should begin immediately.

**Recycling & Refuse Committee**-Melody reported that the new program should be in operation by fourth quarter of this year.

**Deluxe Resigning from Snow Plowing Contract**-Myra reported that Deluxe resigned based on negative behaviors exhibited this winter season.

**Top of the Hill**-Myra reported that the parking garage is currently open and that construction continues. Brian Anderson reported that free parking continues and that everything is going well.

**NEORS Construction Update**-Myra reported that Phase One is complete and that two delays were caused by Cleveland Water. The project will be moving west on Cedar within the next month at which time the middle lane from Starbucks to Nighttown will be closed.

**WiFi**-Myra contacted a company that wanted \$7500 to do due diligence. She is investigating other options.

**Parklets**-Melody said since the parking garage is open, perhaps parking spaces on street level could be appropriate for moving this project ahead. Eric Zamft said that cones are out for the fire and police department to evaluate the situation. There are internal meetings at the City and then conversations with Council will ensue. Some merchants have suggested using the back alley instead of the front of the building as deliveries would be impacted.

## **New Business**

**Freestanding ATM Proposed**-James Asimes said that a Fifth Third free-standing ATM walk up is proposed at Lenox and Cedar. When it was presented to the City there was push-back. City Council was planning to approach the SID to express its distaste. James requested that the SID hold back on making judgment as new plans are in the works. Therefore any positions made at present would be outdated. The SID decided to table the conversation at this time.

**Chipotle and Nighttown Openings**-James said Chipotle will be opening in late June/July. As of yet no store manager has been hired so there is no point person on the ground as of now. Nighttown is looking to open in August. Information will be released to the public in June.

**Landscaping Plans**-Myra reported that Deluxe is on schedule with plans for planting by end of the month. Deluxe has donated plants and its service at the island at Cedar and Fairmount.

**Summer Programming**-Myra reported that programming will begin June 15 with a concert. There will be Thursday night concerts and Saturday family art/entertainment. Melody suggested the businesses bring their food/drink onto the sidewalk. James offered Nighttown's wall for banner placement. A banner will be placed at the island at Cedar and Fairmount.

**Aladdin's**-Vince said that Aladdin's will be undergoing a major renovation.

James made a motion to adjourn the meeting. Vince seconded. The meeting was adjourned at 10:42 a.m.

**The next meeting is July 6 at 9:00 a.m. Location to be determined.**