



Cedar Fairmount SID Meeting August 9, 2022

In Attendance:

James Asimes, Nighttown, SID Board Member
Rex Beck, Cleveland Heights Church, SID Secretary
Craig Cobb, Cleveland Heights City Council
Tony Cuda, Cleveland Heights City Council
Melody Joy Hart, Cleveland Heights City Council
Amy Mangano, Mangano Law Offices
Myra Orenstein, CATV, Inc., SID Acting Executive Director
Jake Orosz, The Fairmount
Rico Pietro, Alcazar
Sal A. Russo, Heights Medical Building, SID President
Jayne Sestak, The Fairmount

Cedar Fairmount SID President Sal Russo called the meeting to order at 9:06 a.m.

Introductions were made.

A motion to approve the minutes of the June 14, 2022, meeting was made by James Asimes. Melody Joy Hart seconded.

In Vince Pangle (SID Treasurer)'s absence, Sal presented the Treasurer's Report. A motion was made by Melody to approve the Treasurer's Report. Rex Beck seconded.

Old Business

Top of the Hill-Myra Orenstein reported that Top of the Hill construction continues. Flaherty & Collins is renting apartments some of which have been rented by CWRU (due to a shortage of student housing). Flaherty will discuss a donation to the SID as leasing progresses.

Melody referenced the Flaherty had committed to renting a percentage of the units to professionals thereby adding to the City's tax base. Since students do not generate additional income, she was concerned. Myra is reaching out to Flaherty to investigate further.

P.U.P.-NEORS Grant Update-Myra reported that due to cutbacks by NEORS, the SID's previous request for monies was not granted. NEORS suggested the SID apply again for the upcoming year.

SID Expansion Update-Myra reported that she has been working with Sal and Brad Bryan, local attorney, ensuring that all appropriate paperwork has been submitted. City Council approved moving forward at last night's meeting. Letters have been sent to all property owners -by the City advising them of the option to dispute the request to move forward. A hearing will be held by the City if any property owners dispute the SID's expansion based on lack of appropriate filings. Paperwork will be due at the County by September 13, 2022.

Parking Garage Issues-Brian Anderson was investigating if a consulting firm was hired to assess the disrepair in the parking garage. Since he was not in attendance at the meeting, the subject was tabled until the next meeting.

Scooter Update-Eric Zamft is calling a meeting of the SID Executive Directors to discuss the scooters. Tony Cuda reported that the Mayor informed the scooter contractor that no one under the age of 18 could rent a scooter in Cleveland Heights. It was thought that that has alleviated issues at least until the start of classes.

New Business

Sale of the Alcazar-Rico Pietro said his goal is to “put all units into service” since as of now, some are bed-only. Plans include a fitness center, seating areas, a library with coworking space, usable atrium and fountain areas, outdoor music and art exhibits. He said that some units may be used as a boutique hotel. Work on the exterior will include repair to the retaining walls and ambient lighting as well as a possible historic sign update. If anything is planned for the ballroom, it will be in Phase 2. The Alcazar has 120 suites of which approximately 40-50% are occupied.

Tony said that he believes many residents are interested in having a hotel in Cleveland Heights.

Snow Plowing-Myra explained that Deluxe has provided an estimate of an additional \$15K to cover the residential areas. She is investigating other options both with other companies and with a “push” option for the residential areas. The SID is under contract with Deluxe for another year.

Future Heights Music Hop-Businesses were made aware of the event and most were concerned about cost. It appears that the district will not be participating in a big way.

ARPA Grant Update-Melody said that meetings are being scheduled for the public to discuss potential uses for the ARPA funds. Designated space on the website is designed to encourage public input.

The proposed breakdown for the \$38.5 million in funds includes \$18 million designated for sewers. The EPA is requiring money be allotted to sewers.

Craig Cobb reported that the ultimate cost for sewer replacement/repair to meet EPA requirements is between \$400-\$600 million. The \$38 million will serve as a down payment mitigating the size of the increase on residents’ sewer bills. Sewer bills will increase regardless. There was conversation about whether the SID would be eligible for funds. It was suggested that because it is a nonprofit that it might not be eligible.

Sal suggested arranging a meeting with the consultant to learn more.

Rex believes that all organizations should be self-funded and that all money should be allocated to the sewers as it would have the most long-term impact and be a gift’ to the residents (since their bills would not increase as substantially).

Condominium Legislation for SID Payments-Myra explained that according to the current laws, owners of condominiums would be assessed as if their units were an entire building. She, Sal and Melody agree that they should be assessed as a percentage of their building or at a capped fee. Melody is introducing legislation to Council so that condominiums are treated more fairly in this regard. The SID will vote to cover the difference between the current assessed amounts and the proposed amended costs. This was tabled due to lack of quorum and will be presented at the next meeting.

Update on Nighttown-James said construction should be complete within 90-120 days.

Suggestions-Rico suggested the SID consider the following:

- Combined valet services for the entire district
- Rideshare areas for Uber/Lyft
- Painted crosswalks
- Marked scooter drop off locations

The meeting was adjourned at 11:04 a.m. A motion to adjourn was made by Rex and seconded by James.

The next meeting of the Cedar Fairmount SID will be held at The Fairmount on October 11, 2022, at 9:00 a.m.