



Cedar Fairmount Special Improvement District Meeting  
June 13, 2023

In attendance:

Sal A. Russo, President  
Hanna Russo, Proxy for Sal V. Russo, Vice President  
Tony Cuda, City of Cleveland Heights  
Craig Cobb, City of Cleveland Heights  
Melody Joy Hart, City of Cleveland Heights  
Brian Anderson, City of Cleveland Heights  
Jayne Sestak, The Fairmount  
Scott Harrison, Neighbor/VP, Cleveland Institute of Music  
Don King, Neighbor, Buckingham  
Myra Orenstein, CATV, Inc. Acting as Executive Director

The meeting was called to order by President Sal A. Russo at 9:08 a.m.

Introductions were made

Minutes were reviewed. Motion to approve by Melody Joy Hart. Second by Tony Cuda.

Minutes approved.

Treasurer's report was reviewed. In Vince Pangle's absence, Sal reviewed the report. He requested that prior to the next meeting, Vince speak with Tom Hlavaty, CPA about the Unrestricted Net Assets line listing.

Motion was made to approve the Treasurer's Report. Melody motioned to approve. Hannah Russo seconded.

### **Old Business**

**Dave's Update**-Hannah reported that she is working on a national tenant and will hear something within two weeks. There are two companies talking about the space. Both are grocers. Brian Anderson is also working on this on the City's behalf. Architects are talking about how to layout the space. One interested party is looking at only 15-17K of the 22K space. Scott Harrison asked about increased UCI bus capabilities and, in a meeting with UCI in the upcoming weeks, he will discuss options with them.

**ARPA Grant Update**-Sal presented to Council on the Board's behalf asking for forgiveness of the SID's loan. Melody said Council has heard from the not-for-profits. Now City Council -The members will bring their ideas to the table. Council has the consultant's data in hand. There will be a meeting to discuss all opportunities. Craig Cobb said he anticipates each district will receive funds.

**Parking Garage Update**-Myra Orenstein said she had been there and that the steps on Lennox are treacherous. Other attendees added that they have safety concerns and won't park there. Myra has been reaching out to the Mayor's Office but nothing has been released as of yet.

**Nighttown Update**-Myra walked the restaurant with Gregg Levy and staff and said the entire restaurant has been redone from infrastructure to aesthetics. The Red Restaurant Group has

retained the bars and 90% of the artwork. The overall sense of “Nighttown” remains but with all new accoutrements. There was no specified opening date.

**Scooter Update**-Myra reached out to Eric Zamft. Nothing has been updated but meetings are in the works with the County.

**Friends of Cedar Fairmount**-No progress has been made with finding a point person. Hannah said she knows someone who might be interested and will reach out to her.

**Flaherty & Collins Involvement**-Myra reported that checks have arrived from F&C in the amounts of a \$9,000 donation to the SID and a \$1000 donation to SummerFEST.

Brian reported that 2/3 of the buildings have been leased. The first building is 75% occupied. F&C just changed commercial brokers as no commercial space has been leased to date.

**Lighting at Top of the Hill**-The residents who issued complaints at the last meeting did not attend this meeting and therefore there were no updates.

### **New Business**

**Landscaping**-All landscaping is in place. Compliments were given to Deluxe specifically for the landscaping in the center island on Fairmount.

**SummerFEST**-Myra reported that the first event will take place June 22<sup>nd</sup>. This year’s line-up is more diverse.

Hannah suggested creating signage with less emphasis on SummerFEST and more on Cedar Fairmount SID. Myra said that she will pass along the information to her team but that the design changes would be tabled until next year.

Sal said he would like a banner at the corner of Fairmount. Myra is obtaining pricing.

**CAC Application for 2024**-Myra reported that that paperwork has been sent to CAC. The SID will be eligible for \$4K (same as this year) and will know more by early 2024.

**Snow Plowing Contractor Meeting and Decision**-Sal and Vince vetted a snow plowing company to handle the residential portion of the SID. A vote needs to be taken prior to signing the contract. Myra is scheduling a Zoom meeting to obtain Board approval.

Deluxe is under contract for the commercial district through 2024.

Decision regarding how to proceed beyond 2024, will be made after the new company is evaluated.

**Ascent Parking Garage**-Don King reiterated that Ascent tenants are parking on lower floors of the garage and taking up spaces that should be used by residents of The Buckingham and potentially new retail/Nighttown. The gate for the upper level, secured floors is broken thereby lessening the attractiveness for Ascent residents to park in this secured area.

Brian said the City is aware and working on the situation with F&C.

Brian made a motion to adjourn the meeting at 10:45 a.m. Melody seconded. The meeting was adjourned.

The next meeting will be held on August 8 at 9:00 a.m. at The Fairmount.