

RESOLUTION NO. 138-2025(F), *First Reading*

By Mayor Seren

A Resolution approving a petition for the adoption of a public services and improvements plan for the Cedar Fairmount Special Improvement District.

WHEREAS, Ohio Revised Code Chapter 1710, "Special Improvement Districts," provides for the voluntary creation of nonprofit corporations by groups of property owners to fund mutually beneficial improvements through self-assessment; and

WHEREAS, the Board of Directors of the Cedar Fairmount Special Improvement District ("Cedar Fairmount SID") have approved a proposed public services and improvements plan for the next five years, with an expanded territory; and

WHEREAS this Council returned said plan to the Board of Directors without comments or recommendations for changes by Resolution No. 60-2025; and

WHEREAS, said plan has been approved by the owners of property constituting over sixty percent (60%) of the front footage of the property included in the district and has been submitted to this Council for its approval; and

WHEREAS, approval of the public services and improvements plan would be in the best interest of the Cedar Fairmount SID and the residents of this community.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Cleveland Heights, Ohio, that:

SECTION 1. This Council hereby approves the petition for adoption of the submitted public services and improvements Plan for the Cedar Fairmount Special Improvement District, ("Cedar Fairmount SID"), the originals of which petition are on file with the Clerk of Council, and a copy of which Plan is attached to this Resolution as **Exhibit "A"** and incorporated herein by reference.

SECTION 2. This Council hereby finds that the petition for the adoption of said Plan for the Cedar Fairmount SID was executed by the owners of over sixty percent (60%) of the front footage of all real property located in the district, as required by Ohio Revised Code Section 1710.06 and finds that the adoption of the submitted public services and improvements Plan will be in the best interest of the Cedar Fairmount SID and the residents of this community.

SECTION 3. It is found and determined that all formal actions of the Council relating to the adoption of this Resolution were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements.

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SECTION 4. Notice of the passage of this Resolution shall be given by publishing the title and abstract of its contents, prepared by the Director of Law, once in one newspaper of general circulation in the City of Cleveland Heights, or by posting the full text of this Resolution to the City of Cleveland Heights website.

SECTION 5. This Resolution shall take effect and be in force from and after the earliest time allowed by law.



TONY CUDA
President of Council



ADDIE BALESTER
Clerk of Council

PASSED: June 30, 2025

Presented to Mayor: 07/02/2025

Effective Date: 07/11/25

KAHLIL SEREN
Mayor

*Effective date per Article IV, Section 5 of the Codified Ordinances of the City of Cleveland Heights

EXHIBIT A



March 4, 2025

Mr. Tony Cuda
Council President
City of Cleveland Heights
40 Severance Circle
Cleveland Heights, OH 44118

Dear Council President Cuda:

Per Ohio Revised Code 1710, the Cedar Fairmount Special Improvement District Plan of Services is being submitted to initiate our renewal process. This document also includes a district map and budget for the five-year term, which would commence in January 1, 2026, pending approval of property owners who represent 60% of the frontage within our service area.

Please reach out to any member of our Board of Trustees if you have any questions or concerns.

Respectfully submitted,

Sal A. Russo
Board President

PLAN OF SERVICES

To be provided by

CEDAR FAIRMOUNT IMPROVEMENT DISTRICT

Forward

Chapter 1710 of the Ohio Revised Code, effective September 1994, provides that owners of sixty percent (60%) of the front footage of an area can petition to create a Special Improvement District. The SID is a non-profit corporation, governed by trustees elected by the property owners (one of which is the City Executive or his/her designee, and one appointed by City Council) of an area/district, to provide special desired services such as marketing, beautification/maintenance, economic development, and physical improvement planning services. These services are set forth in the "Plan of Services" and are in addition to services normally provided by the City.

Property owners representing at least sixty percent of the front footage of the Cedar Fairmount Special Improvement District (which is herein defined) are petitioning the Council of the City of Cleveland Heights for the continuance of the Cedar Fairmount Special Improvement District (the "District") and for approval of the Plan of Services for Cedar Fairmount Special Improvement District.

The Plan of Services as its overall goal to maintain and to enhance the economic viability of the Cedar Fairmount District. To that end, it provides marketing, beautification/maintenance, economic development, and physical improvement planning services.

The Services

The services to be provided by the Cedar Fairmount Special Improvement District, as part of the plan, are listed below as types of activities to be undertaken. These are given as representative samplings. The intent is not to limit the services to those specifically described or bind services to this initial conceptual schedule. This plan authorizes all activities as permitted under Ohio Revised Code Section 1710.06(a).

The Cedar Fairmount Special Improvement District will provide the professional management to deliver the services in the district. The managed services will be overseen by the nine member Board of Directors of the SID consisting of seven members elected by the property owners, one appointee by City Council and the Mayor (or Mayor's designee).

Marketing Program

- Promote the district as a premier retail, dining, business and office district.
- Present marketing and promotional events that highlight the district such as annual Street Festival, neighborhood happy hours and winter ice carving.
- Maintain a district website, oversee social media channels and create email campaigns to engage and inform the neighborhood and surrounding area of district happenings.
- Keep merchants informed of marketing and promotional opportunities.

Beautification and Maintenance

- Coordinate the delivery of designed maintenance programs on a scheduled basis.
- Seasonal plantings, watering and care: multiple-weekly schedule as seasonally needed.
- Snow removal: as seasonally needed.
- Power washing of sidewalks/pedestrian spaces: annually.
- Sidewalk sweeping/vacuuming: multiple-weekly schedule.
- Litter and debris removal: multiple-weekly schedule.
- Maintain garbage receptacles and benches.

Connector to the City of Cleveland Heights

- Work in partnership with the Police Department to address crime prevention and safety awareness.
- Keep merchants informed of planned City projects affecting the district such as changes to traffic, street closings, parking and construction.
- Collaborate with the Economic Development Department on available commercial spaces and develop lead generation.

Cost

The costs of the Plan of Services shall include those permitted pursuant to the Ohio Revised Code, Section 1710.07. The annual cost of the Plan of services is budgeted for each of the five years of the plant and will be generated by property owners' assessments. See Exhibit A.

Areas to be Served:

The area to be served is as follows:

- Cedar Road, on the north side from Euclid Heights Boulevard to 12479 Cedar Road Parcel Number 685-16-053
- Cedar Road, on the south side from Parcel Number 685-24-075 to Fairmount Boulevard
- Bellfield, on west side , Parcel Number 685-24-075
- Bellfield, on east side, Parcel Number 685-26-001
- Lenox Road, on the west side, from Cedar Road to Euclid Heights Boulevard
- Lenox Road, on the east side, from Cedar Road to Euclid Heights Boulevard
- Grandview, on the west side, Parcel Number 685-26-003
- Grandview, on the east side, Parcel Number 685-26-004
- Surrey Road, on the west side, from Cedar Road to Euclid Heights Boulevard
- Surrey Road , on the east side, Parcel Number 685-16-057
- Euclid Heights Boulevard, on the south side, from Surrey Road to 2378 Euclid Heights Boulevard Parcel Number 685-18-006 and Parcel 685-18-042
- Fairmount Boulevard, on the south side, 2460 Fairmount Boulevard Parcel Number 685-26-004

A detailed map showing the area is attached as the last page of this Plan of Services as Exhibit B.

Method of Assessment

The assessments to be used by Cedar Fairmount Special Improvement District shall be by Assessed Value as determined by the Cuyahoga County Fiscal Officer. The total assessed costs will be determined based on the annual budget for that year as it is approved by the Board of Directors. As permitted by section 1710.06 of the Ohio Revised Code, the assessment methodology of the district will be based on assessed value, with a maximum value of a property within the District capped at \$2,500,000.

The formula that will be used to determine each Member's assessment amount is set forth below:

Annual SID Budget	X	Assessed Value of Parcel(s)	=	Annual Contribution to the SID
		Total Assessed Value of All District Parcels		

The assessment will be collected semi-annually.

Term of the Plan

The term of the Plan of Services shall be for five (5) years from January 1, 2026 through December 31, 2030. Services will be provided during the same term. The commencement date may be adjusted by the Board of Directors by up to six (6) months later as necessary to give flexibility in meeting all requirements as provided in Chapter 1710 of the Ohio Revised Code and/or as necessary to provide for funds collection and cash flow to commence operation.

Period of Assessment

The term of assessment levied by the district shall be for five (5) years from January 1, 2026 through December 31, 2030. It may also be adjusted by the Board of Directors as stated above under the Term of Plan.

Annual and 990 Report

The Executive Director or Treasurer of the Board of Directors shall submit by the last day of March each year to the City of Cleveland Heights Finance Director (and/or Mayor), a report of the Cedar Fairmount Special Improvement District's activities and financial condition for the previous year. An annual report will also be submitted to the Ohio Auditor of State office for public view.

Cedar Fairmount Special Improvement District

