

RESOLUTION NO. 46-2018 (F)

By Council Member Stephens

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

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, by Resolution No. 124-2003, this Council approved the petition for the formation of the Cedar Fairmount Special Improvement District, Inc. ("Cedar Fairmount SID") and a public services and improvements plan proposed by that district and further, approved a subsequent amendment to the formation of that district by Resolution No. 7-2008; and

WHEREAS, by subsequent resolutions, this Council previously approved and levied assessments to fund the costs of said plan and subsequent public services and improvements plans for the Cedar Fairmount SID; and

WHEREAS, the most recently approved public services and improvements plan is due to expire this year; and

WHEREAS, the Board of Directors of the Cedar Fairmount SID have approved a proposed public services and improvements plan for the next five years; and

WHEREAS this Council returned said plan to the Board of Directors without comments or recommendations for changes by Resolution No. 33-2018; 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, Inc. ("Cedar Fairmount SID"), the originals of which petition are on file with the Clerk of

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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 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.

SECTION 3. This Resolution shall take effect and be in force from and after the earliest time allowed by law.

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CAROL ANN ROE, Mayor  
President of the Council

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LAURIE SABIN  
Clerk of Council

PASSED: May 7, 2018

**EXHIBIT A**

**PLAN OF SERVICES  
TO BE PROVIDED BY  
CEDAR FAIRMOUNT SPECIAL 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 (SID). The SID is a non-profit corporation, governed by trustees elected by the property owners (one of which is the City Executive or his designee and one appointed by City Council) of an area/district, to provide specially desired services such as marketing, beautification/maintenance, economic development, and physical improvements 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 approval of the Plan of Services from the Cedar Fairmount Special Improvement District.

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

**THE SERVICES:**

The services to be provided by Cedar Fairmount Special Improvement District, Inc. 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 eleven (11) members Board of Directors of the SID - consisting of (9) members elected by the property owners, one (1) appointed by City Council, and the City Manager.

## **MARKETING OBJECTIVES**

**Marketing efforts will target North East Ohio**

- **Promote the district as a destination for retail, services, dining, nightlife, and art.**
- **Maintain a district website and utilize Facebook, Twitter, and Instagram to engage consumer audiences.**
- **Produce promotional materials such as brochures and e-newsletters.**
- **Present promotional events that highlight the district and its amenities.**
- **Keep merchants informed of area-wide marketing and promotional opportunities.**

## **BEAUTIFICATION & MAINTENANCE**

- **Coordinate the delivery of designed maintenance programs on a scheduled basis with independent contractors.**
- **Supervise seasonal plantings, watering and care of the planters, hanging baskets, and gardens.**
- **Oversee the removal of snow from the sidewalks in the district.**
- **Complete the installation of destination signs, trash and recycle, bins to complete the Cedar Fairmount 2017 Streetscape Plan.**

## **ECONOMIC DEVELOPMENT**

- **Maintain database with up-to-date information on: existing commercial space (occupied and available)**
- **District parking to assist new commercial and residential prospects.**
- **Provide recruitment materials featuring the district's competitive advantages.**

## **PHYSICAL IMPROVEMENTS**

- **Communicate and work with the developers of Top of The Hill to create an attractive development complimenting the Cedar Fairmount District.**

- **Assist Top of the Hill Developers in defining the type of businesses and professionals to compliment the existing Cedar Fairmount businesses and professional services.**

### **COSTS**

**The cost 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 approximately budgeted at \$66,275.00 or each of the five years and will be generated by property owners' assessment.**

### **AREAS TO BE SERVED**

**The Cedar Fairmount Special Improvement District shall include the following properties listed by parcel numbers:**

- **685-16-057**
- **685-18-021**
- **685-18-022**
- **685-18-023**
- **685-18-024**
- **685-24-075**
- **685-26-001**
- **685-26-002**
- **685-26-003**
- **685-26-004**
- **685-26-005**

**A map showing the area to be served is attached as the last page of this Plan of Services and incorporated herein.**

### **METHOD OF ASSESSMENT**

**The assessments to be used by the Cedar Fairmount Special Improvement District, Inc., shall be by Market Value as determined by the Cuyahoga County Auditor's Office.**

**The assessment will be collected in semi-annual installments.**

## **TERM OF PLAN**

**The term of the Plan for Services shall be for five (5) years from January, 2019 through December, 2023. Services will be provided during the same term. The commencement date may be adjusted by the Board of Directors by up to six 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 funding collection and cash flow to commence operations. The completion date will then be adjusted accordingly so that the term of the Plan of Services is for five (5) years from the commencement date.**

## **Period of Assessment**

**The term of the assessment levied by the district shall be for five (5) years from January, 2019 through December, 2023**

## **Annual Report**

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

**CEDAR FAIRMOUNT PROPOSED BUDGET  
YEARS 2019 – 2023  
By General Categories & Percentages**

<b>Budget Amount - \$66,275.00</b>		
<b>Marketing Program</b>	<b>18 %</b>	<b>\$12,000.00</b>
<b>Beautification &amp; Maintenance</b>	<b>51 %-----</b>	<b>\$34,000.00</b>
<b>Economic Development</b>	<b>8 %</b>	<b>\$ 5,137.50</b>
<b>Physical Improvements</b>	<b>8 %</b>	<b>\$ 5,137.50</b>
<b>Payment of City Loan</b>	<b>10 %</b>	<b>\$10,000.00</b>
<b>Total:</b>	<b>100 %</b>	<b>\$66,275.00</b>

Cedar Fairmount Special Improvement District  
District Boundaries

