

RESOLUTION NO. 148-2025(PD), *First  
Reading (Amended 08.04.2025)*

By Mayor Seren

A Resolution declaring the necessity of implementing a public services plan for the Cedar Fairmount Special Improvement District, Inc.; and declaring the necessity that this legislation become immediately effective as an emergency measure.

WHEREAS, this Council has received a petition for adoption of a five-year public services plan which was executed by the owners of over sixty percent (60%) of the property in the Cedar Fairmount Special Improvement District as determined by front footage; and

WHEREAS, by Resolution No. 138-2025, this Council approved said public services plan; and

WHEREAS, estimated first-year assessments for the affected properties, as well as the total costs of the plan, are now on file with the Clerk of Council.

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

SECTION 1. This Council hereby declares it necessary to implement a five-year public services plan for the Cedar Fairmount Special Improvement District, Inc., with such plan being attached hereto as Exhibit A and incorporated herein.

SECTION 2. One hundred percent (100%) of the cost of the public services plan shall be paid for by special assessments.

SECTION 3. The areas of the district to be assessed per the public services plan are identified in Exhibit "B," attached hereto.

SECTION 4. The method of levying the special assessment shall be by a percentage of the tax value of the property assessed.

SECTION 5. The mode of payment shall be annual payments for five (5) consecutive years, payable to the Cleveland Heights Director of Finance, with the first annual payment due and owing thirty days after passage of the assessment ordinance under Section 727.25 of the Ohio Revised Code. Successive annual payments shall be due and owing thirty (30) days after receipt of an invoice from the Director of Finance.

SECTION 6. No securities shall be issued in anticipation of the levy of the special assessments or in anticipation of the collection of the special assessments.

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SECTION 7. The costs of the public services plan and the estimated first-year assessments for affected properties are presently on file with the Clerk of Council and available for inspection.

SECTION 8. The Clerk of Council be, and she is hereby, authorized and directed to serve notice of the passage of this Resolution upon the owners of each of the properties included in the Special Improvement District in the manner provided by law, and to make appropriate record of proof of service.

SECTION 9. 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 10. It is necessary that this Resolution become immediately effective as an emergency measure necessary for the preservation of the public peace, health and safety of the inhabitants of the City of Cleveland Heights, such emergency being the need to meet county taxing deadlines. Wherefore, provided it receives the affirmative vote of five (5) or more of the members elected or appointed to this Council, this Resolution shall take effect and be in force immediately upon passage; otherwise, it shall take effect and be in force from and after the earliest time allowed by law.



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TONY CUD  
President of Council



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ADDIE BALESTER  
Clerk of Council

PASSED: August 4, 2025

Presented to Mayor: 08/07/2025      Effective Date: 08/15/2025

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KAHLIL SEREN  
Mayor

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



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 Members 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) month 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.

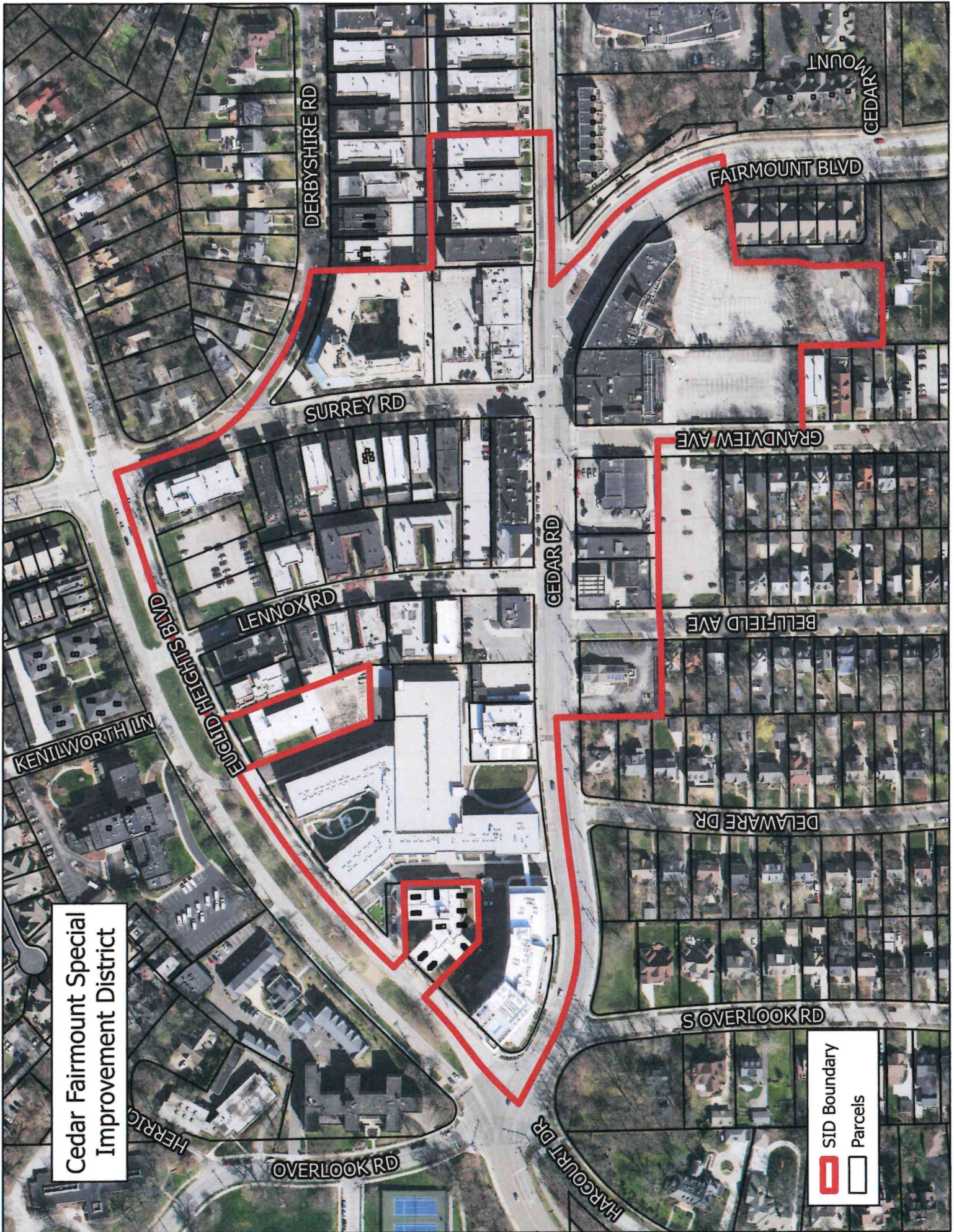
#### Period of Assessment

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

- SID Boundary
- Parcels



# Five Year SID Tax Cost With The Alcazar

Parcel #	Owner	Address	IN 2025	OUT 2025	Frontage	% OF FRONTAGE	2026 Pay 2025	Assessed Value	% of Assess	Current Assessment	2026	2027	2028	2029	2030
685-16-057	Cedar Fairmount, LLC Vince Pangle	12451 Cedar	213.50	213.50	213.50	4.78%	\$ 1,387,900	\$ 485,770	3.88%	\$ 5,936	\$ 6,563	\$ 6,058	\$ 6,252	\$ 6,446	\$ 6,640
685-26-005	Heights Medical Bld. LLC Russo	2460 Fairmount	395.10	395.10	395.10	8.85%	\$ 2,245,400	\$ 785,890	6.28%	\$ 10,099	\$ 10,617	\$ 9,801	\$ 10,115	\$ 10,429	\$ 10,743
685-18-022	12383 Cedar Road LLC Nighttown	12383 Cedar	107.10	107.10	107.10	2.40%	\$ 1,384,300	\$ 484,510	3.87%	\$ 5,640	\$ 6,546	\$ 6,042	\$ 6,236	\$ 6,430	\$ 6,623
685-18-022	12395 Cedarview LLC CL Barber	12395 Cedar	73.00	73.00	73.00	1.63%	\$ 281,700	\$ 98,600	0.79%	\$ 902	\$ 1,332	\$ 1,230	\$ 1,269	\$ 1,308	\$ 1,348
685-18-023	VALUEROCK CLEVELAND HEIGHTS LLC C 12401 Cedar	12401 Cedar	125.00	125.00	125.00	2.80%	\$ 952,500	\$ 333,380	2.67%	\$ 2,619	\$ 4,504	\$ 4,158	\$ 4,291	\$ 4,424	\$ 4,557
685-26-001	The Cedar-Grandview Company Russo	12426 Cedar	343.00	343.00	343.00	7.66%	\$ 1,381,800	\$ 483,640	3.87%	\$ 6,023	\$ 6,534	\$ 6,031	\$ 6,225	\$ 6,418	\$ 6,611
685-26-001	Together Properties, LLC * Gas Station	12404 Cedar	92.00	92.00	92.00	2.06%	\$ 282,700	\$ 98,950	0.79%	\$ 1,172	\$ 1,337	\$ 1,234	\$ 1,274	\$ 1,313	\$ 1,353
685-24-075	Bank One, Cleveland (dba Chase)	12388 Cedar	50.00	50.00	50.00	1.12%	\$ 675,000	\$ 236,760	1.89%	\$ 2,978	\$ 3,192	\$ 2,946	\$ 3,041	\$ 3,135	\$ 3,230
685-26-003	BIS Retail Firestone	12416 Cedar	138.00	138.00	138.00	3.09%	\$ 562,500	\$ 196,880	1.57%	\$ 2,619	\$ 2,660	\$ 2,455	\$ 2,534	\$ 2,613	\$ 2,691
685-26-002	Church in Cleveland Heights	12412 Cedar	46.00	46.00	46.00	1.03%	\$ 244,500	\$ 85,575	0.68%	\$ 1,220	\$ 1,156	\$ 1,067	\$ 1,101	\$ 1,136	\$ 1,170
685-18-042	The Ascend. ***Plugged #	12301 Cedar	750.00	750.00	750.00	16.79%	\$ 38,039,500	\$ 2,247,150	17.96%	\$ 9,234	\$ 30,359	\$ 28,024	\$ 28,922	\$ 29,820	\$ 30,719
685-18-024	Heights Ctr Ltd	12405 Cedar	275.00	275.00	275.00	6.18%	\$ 1,988,300	\$ 695,940	5.56%	\$ 9,234	\$ 9,402	\$ 8,679	\$ 8,957	\$ 9,235	\$ 9,513
	Total Commercial Buildings		2,340.70	2,340.70	2,607.70	58.38%	\$ 49,126,100.00	\$ 6,232,545	49.82%	\$ 48,442	\$ 84,202	\$ 77,725	\$ 80,216	\$ 82,708	\$ 85,199

685-16-056	Fairmount Portfolio 1VTC1 LLC ET AL Ja 12463 Cedar		60.50	60.50	60.50	1.35%	\$ 1,023,600	\$ 358,260	2.86%	\$ 4,595	\$ 4,840	\$ 4,468	\$ 4,611	\$ 4,754	\$ 4,897
685-16-055	Fairmont MF Portfolio 1, LLC & Il Jason F 12467 Cedar		60.00	60.00	60.00	1.34%	\$ 901,200	\$ 315,420	2.52%	\$ 3,899	\$ 4,261	\$ 3,934	\$ 4,060	\$ 4,186	\$ 4,312
685-16-053	Fairmount MF Portfolio 1, LLC & Il Jason F 12479 Cedar		60.00	60.00	60.00	1.34%	\$ 1,034,200	\$ 361,970	2.89%	\$ 4,169	\$ 4,890	\$ 4,514	\$ 4,659	\$ 4,803	\$ 4,948
685-16-054	Circorch Development Company LLC Ric 12471 Cedar		60.00	60.00	60.00	1.34%	\$ 873,300	\$ 305,660	2.44%	\$ 4,669	\$ 4,130	\$ 3,812	\$ 3,934	\$ 4,056	\$ 4,178
			240.50	240.50	240.50	5.38%	\$ 3,837,300.00	\$ 1,341,310	10.72%	\$ 17,332	\$ 18,121	\$ 16,727	\$ 17,263	\$ 17,800	\$ 18,336

685-16-040	RP Derbyshire LLC (Abacar)	2450 E Derbyshire	276.40	276.40	276.40	6.19%	\$ 2,537,400	\$ 888,100	7.10%	\$ 11,998	\$ 11,998	\$ 11,075	\$ 11,430	\$ 11,785	\$ 12,140
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685-18-025	Martin S Horowitz Beachwood Mayor	2130 Surrey	50.00	50.00	50.00	1.12%	\$ 577,700	\$ 202,200	1.62%	\$ 2,239	\$ 2,732	\$ 2,522	\$ 2,602	\$ 2,683	\$ 2,764
685-18-026	Fairmount MF Portfolio 1, LLC & Il Jason F 2126 Surrey	2126 Surrey	50.00	50.00	50.00	1.12%	\$ 277,600	\$ 97,160	0.78%	\$ 997	\$ 1,313	\$ 1,112	\$ 1,251	\$ 1,289	\$ 1,328
685-18-029	James C. Barie	2110 Surrey	50.00	50.00	50.00	1.12%	\$ 318,500	\$ 111,480	0.89%	\$ 2,435	\$ 1,506	\$ 1,390	\$ 1,435	\$ 1,479	\$ 1,524
685-18-030	Tom Sockel	2106 Surrey	50.00	50.00	50.00	1.12%	\$ 246,400	\$ 86,250	0.69%	\$ 1,165	\$ 1,165	\$ 1,076	\$ 1,110	\$ 1,145	\$ 1,179
685-18-031	Lewis Zipkin	2100 Surrey	50.00	50.00	50.00	1.12%	\$ 333,100	\$ 115,860	0.93%	\$ 1,962	\$ 1,565	\$ 1,445	\$ 1,491	\$ 1,537	\$ 1,584
685-18-032	William Morgan	2096 Surrey	100.00	100.00	100.00	2.24%	\$ 356,600	\$ 124,810	1.00%	\$ 2,062	\$ 1,686	\$ 1,556	\$ 1,606	\$ 1,656	\$ 1,706
685-18-027	Brooks, Gordon & Brooks, Gail Z	2122 Surrey	50.00	50.00	50.00	1.12%	\$ 259,700	\$ 90,900	0.73%	\$ 1,269	\$ 1,228	\$ 1,134	\$ 1,170	\$ 1,206	\$ 1,243
685-18-841C	O'Reilly, Jill	2116 Surrey #1	50.00	50.00	50.00	1.12%	\$ 160,400	\$ 56,140	0.45%	\$ 815	\$ 758	\$ 700	\$ 723	\$ 745	\$ 767
685-18-842C	Slota, Mary Louise *	2116 Surrey #2	0.00%	0.00%	0.00%	0.00%	\$ 176,400	\$ 61,740	0.49%	\$ 815	\$ 834	\$ 770	\$ 795	\$ 819	\$ 844
685-18-843C	Ryan, Pearce	2116 Surrey #3	0.00%	0.00%	0.00%	0.00%	\$ 154,500	\$ 54,080	0.43%	\$ 728	\$ 731	\$ 674	\$ 696	\$ 718	\$ 739
685-18-844C	Fikter, Nathan Xavier *	2116 Surrey #4	0.00%	0.00%	0.00%	0.00%	\$ 160,400	\$ 56,140	0.45%	\$ 815	\$ 758	\$ 700	\$ 723	\$ 745	\$ 767
685-18-845C		2116 Surrey #5	450.00	450.00	450.00	10.07%	\$ 3,104,500.00	\$ 884,800	7.07%	\$ 13,114	\$ 11,954	\$ 11,034	\$ 11,388	\$ 11,742	\$ 12,095

685-18-033	Fairmount Portfolio 1VTC1 LLC ET AL J. 2091 Lennox		95.00	95.00	95.00	2.13%	\$ 530,300	\$ 185,610	1.48%	\$ 2,283	\$ 2,508	\$ 2,315	\$ 2,389	\$ 2,463	\$ 2,537
685-18-034	BEMOREZ Mike Hong	2101 Lennox	125.00	125.00	125.00	2.80%	\$ 1,052,400	\$ 368,340	2.94%	\$ 4,743	\$ 4,976	\$ 4,594	\$ 4,741	\$ 4,888	\$ 5,035
685-18-035	Fairmount Portfolio 1VTC1 LLC ET AL J. 2115-2123 Lennox		125.00	125.00	125.00	2.80%	\$ 1,016,100	\$ 355,640	2.84%	\$ 3,954	\$ 4,805	\$ 4,435	\$ 4,577	\$ 4,719	\$ 4,862
685-18-037	BEMOREZ Mike Hong	2118 Lennox	55.00	55.00	55.00	1.23%	\$ 471,900	\$ 165,170	1.32%	\$ 2,703	\$ 2,231	\$ 2,060	\$ 2,126	\$ 2,192	\$ 2,258
685-18-038	Fairmount Portfolio 1VTC1 LLC ET AL J. 2112 Lennox		85.00	85.00	85.00	1.90%	\$ 588,400	\$ 205,940	1.65%	\$ 2,869	\$ 2,782	\$ 2,568	\$ 2,651	\$ 2,733	\$ 2,815
685-18-039	S.P.H. Properties Inc Integrity	2104 Lennox	120.00	120.00	120.00	2.69%	\$ 1,062,200	\$ 371,780	2.97%	\$ 4,805	\$ 5,023	\$ 4,636	\$ 4,785	\$ 4,934	\$ 5,082
685-18-040	S.P.H. Properties Inc Integrity	2096 Lennox	68.00	68.00	68.00	1.52%	\$ 43,300	\$ 151,550	1.21%	\$ 2,242	\$ 2,047	\$ 1,890	\$ 1,951	\$ 2,011	\$ 2,072
			673.00	673.00	673.00	15.07%	\$ 4,764,600.00	\$ 1,804,030	14.42%	\$ 23,597	\$ 24,373	\$ 22,498	\$ 23,219	\$ 23,940	\$ 24,661

685-18-006	Brantley Inc Zipkin Lewis Zipkin	2378 Euclid Heights	62.00	62.00	62.00	1.39%	\$ 1,619,000	\$ 566,650	4.53%	\$ 7,355	\$ 7,656	\$ 7,067	\$ 7,293	\$ 7,520	\$ 7,746
685-18-005	JMUS Ltd Integrity	2384 Euclid Heights Blvd	63.00	63.00	63.00	1.41%	\$ 1,158,100	\$ 405,340	3.74%	\$ 5,261	\$ 5,476	\$ 5,055	\$ 5,217	\$ 5,379	\$ 5,541
685-18-001	2412 Euclid Heights Boulevard Bruce Mc 2412 Euclid Heights		94.00	94.00	94.00	2.10%	\$ 1,103,900	\$ 386,370	3.09%	\$ 4,901	\$ 5,220	\$ 4,818	\$ 4,973	\$ 5,127	\$ 5,281
			488.40	488.40	488.40	4.90%	\$ 3,881,000.00	\$ 1,358,360	10.86%	\$ 17,516	\$ 18,352	\$ 16,940	\$ 17,483	\$ 18,026	\$ 18,569

Total Apartments	488.40	1,320.50	1,583	35.43%	18,119,800	6,276,600	50.18%	\$ 71,558	\$ 84,798	\$ 78,275	\$ 80,784	\$ 83,292	\$ 85,801
Total Commercial	2,340.70	267.00	2,884.10	64.57%	\$ 49,426,100	\$ 6,232,545	49.82%	\$ 48,442	\$ 84,202	\$ 77,725	\$ 80,216	\$ 82,708	\$ 85,199
Total entire district	2,829.10	1,587.50	4,467.60	100.00%	\$ 67,545,900	\$ 12,509,145	100.00%	\$ 120,000	\$ 169,000	\$ 156,000	\$ 161,000	\$ 166,000	\$ 171,000

## 60% of Frontage Needed for Renewal

Total Commercial IN	2,679.96
Total Apt IN	2,340.70
Total Commercial and Apt frontage IN	488.40
Frontage needed: Negative number means we have extra frontage	2,829.10

